

TOWN OF AMHERST
LOCAL HISTORIC DISTRICT STUDY COMMITTEE
FINAL STUDY REPORT
For the
PROPOSED NORTH PROSPECT-LINCOLN-SUNSET
HISTORIC DISTRICT



Mary Beston House, designed by Roswell Field Putnam, 1896-97

REVISED REPORT
APRIL, 2017

SUBMITTED TO THE MASSACHUSETTS HISTORICAL COMMISSION NOVEMBER, 2017

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1. SUMMARY

In 2014 The Town of Amherst's Select Board appointed the following persons to serve as members of the North Prospect-Lincoln-Sunset Local Historic District Study Committee (LHDSC). At its first meeting the Committee elected its Chair and its Clerk.

At that time, the members of the Study Committee were:

- Suzannah Fabing, Art Historian, Resident of District
- Gretchen Fox, Art Historian, Resident of District
- William Gillen, Architect, Farmer, Resident of District
- Bonnie McCracken, Title Examiner, Treasurer of the Amherst Historical Society
- Philip Shaver, Attorney, Former President of the Amherst Historical Society
- Ann Sutliff, Realtor, Jones Group
- Steve Bloom, Committee Clerk and Chair, Resident of District
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In 2016, after the resignations of Ms. Fox and Ms. McCracken, the Select Board appointed the following persons to take their place on the Study Committee:

- Maurianne Adams, Professor, Resident of District
- Ed Wilfert, Researcher, Local House Storian

Consultants to the Study Committee were:

- Elizabeth Beaudoin Gouin, MA., Art History 2016, University of Massachusetts, Amherst.
- Sean McWilliams, MS., Design and Historic Preservation 2015, University of Massachusetts, Amherst.

The staff Liaison is Nathaniel Malloy, Senior Planner, Planning Department, Town of Amherst, 4 Boltwood Avenue, Amherst, MA 01002, (413) 259-3322

The expected date of a public hearing on this report is in December 2016/January 2017.

The expected date of vote by the Amherst Town Meeting is in May, 2017

The number of properties included in the proposed local historic district is **194**.

2. INTRODUCTION

The Amherst Historic District Bylaw was adopted at the annual Town Meeting on May 21, 2012. At that time, the first neighborhood in the Town that became protected as a Local Historic District was the Dickinson Local Historic District.

Now it is time to preserve and protect a second neighborhood – the North Prospect-Lincoln-Sunset Local Historic District.

Currently there are nine National Historic Register Districts and six nationally landmarked properties in Amherst. These designations provide almost no practical protection when a landmark falls to the wrecking ball or when inappropriate or destructive modifications are made. While a demolition can be delayed a year by the Amherst Historical Commission, there is now no way to prevent the demolition of a historic building or inappropriate construction.

Local Historic Districts (“LHDs” hereafter) are the only reliable means of protecting publicly visible historic structures and landscapes in a town in Massachusetts. The pertinent statute, M.G.L. Chapter 40C was adopted in 1960. The rules apply only to explicitly designated areas. Because a historic preservation bylaw imposes certain restrictions on what property owners can or can not do, the initial adoption of the LHD Bylaw required action by the Select Board, the detailed report from a study committee consisting of local stakeholders, consultation with residents, approval by the Massachusetts Historical Commission, and, finally, approval by a two-thirds vote of the Town Meeting.

An LHD is an effective and popular planning tool. There are over 220 such districts in over 100 cities and towns across the Commonwealth, including our neighbors Belchertown, Granby and Northampton. They can be as small as a single property or include hundreds of them. The Provincetown LHD contains almost 1,000 properties. The average LHD is around 100 properties. The entire island of Nantucket is an LHD.

The 2005 Amherst Preservation Plan, which was funded by the Town, and which undergirds the Natural and Cultural Resources Chapter of the Master Plan, foresaw historic overlay districts such as LHDs. The 2010 Amherst Master Plan calls both for focusing development in village centers and for preserving the historic character of the Town. The adoption of the LHD Bylaw in 2012 is further evidence of the Town's commitment to historic preservation.

An LHD subjects major exterior changes – demolition or significant modification of architectural features visible from a public way – to review by a locally appointed commission working according to locally developed standards. It does not interfere with existing zoning regulations. It concerns only the appearance of property, not its use. It does not prevent owners from making changes to their properties. It does not require owners to restore their properties. It allows maintenance and minor repairs. The Amherst LHD Bylaw leaves the color of house paint entirely un-regulated. The purpose is to control architectural changes going forward into the twenty-first century.

In the years since Amherst adopted its LHD Bylaw, a commission appointed by the Select Board has been acting to protect the Dickinson district. It has decided about two dozen applications. It can issue three types of certificates, after considering the evidence: Certificates of Appropriateness, Certificates of Non-Applicability and Certificates of Hardship.

For every building permit applicant, the first step is to contact the Town Building Inspector. That officer holds authority by delegation from the LHD Commission to investigate whether the building is within a District and whether any architectural change visible from a public way may need to be reviewed by the Commission. In many cases the project does not require review by the Commission. In some cases a written application for Commission approval is required.

Since this simplified procedure functions well, this report asks Town Meeting only to add another district to the purview of the Commission. This report does not call for any new enforcement mechanisms. It does not request any changes in the wording of the existing Bylaw.

3. METHODOLOGY

In June 2012, despite great neighborhood outcry, a century-old barn on Lincoln Avenue with ties to the poet Robert Frost was swiftly demolished under questionable circumstances. At that time, the Amherst Historical Commission, which had approved the demolition, urged the neighborhood to pursue a Local Historic District (LHD) designation to provide the documentation that would enable historically valuable neighborhoods to have protections.

In other cities and towns LHDs have been adopted only after significant losses, either by demolitions or by insensitive modifications to existing structures. There is no way to predict when losses of architectural, historical and cultural resources will happen. What is certain is that there will be losses over time. See, for example, the 55-page illustrated book “Lost Amherst,” published in 1990 by the Amherst Historical Commission.

A request for what was then called “the Lincoln-Sunset-Pleasant LHD” was initially made by the Coalition of Amherst Neighborhoods (CAN), a group of concerned town residents, to the Amherst Historical Commission on September 24, 2012. A formal written proposal by CAN was later submitted for the Commission’s consideration on November 20, 2012 (see Appendix A).

At the September 24, 2012 meeting, acting under the Amherst Preservation Plan, the Amherst Historical Commission voted unanimously to approve the proposal and recommend that the Select Board approve the formation of a Local Historic District Study Committee (LHDSC) to evaluate a possible LHD. On April 22, 2013, the Select Board voted unanimously to establish a seven member Local Historic District Study Committee for the Lincoln-Sunset Area (LHDSC), per Chapter 40C of the Massachusetts General Laws and also voted to grant this committee Special Municipal Employee status. However, this vote was never acted on.

Protesting the inaction, a neighborhood letter campaign to the Town Manager led to a second presentation by representatives of CAN before the Select Board on June 23, 2014. At the meeting, it was noted that, in response to an email by CAN, almost seventy households within the proposed LHD boundaries had expressed their written support for an LHD with virtually none opposed.

At that meeting, Select Board Member James Wald read aloud the following email in support of the LHD by Michael Hanke, Chair of the Amherst Historical Commission:

As chair of the Amherst Historical Commission, I speak for the commission when I say that we are wholeheartedly behind the formation of a study committee to begin the process of creating a Lincoln and Sunset Avenue Local Historic District. This part of town would have been our next target for this process had the neighbors not come forward. Neighborhood support is overwhelming, and the area highly deserving of this designation with its many examples of architecturally significant and historically important structures. The neighborhood is in danger of losing some of its historic fabric as a result of its close proximity to the university, and from local development pressures. We would encourage the board to approve this process and to support it with planning

department staff as required to move it forward. The neighborhood is ready and has already begun planning for this process. Let's help them preserve one of the most historically important areas of our town.

On June 23, 2014, the Select Board voted unanimously to re-establish a three to seven (3-7) member Local Historic District Study Committee for the Lincoln-Sunset Area, per Chapter 40C of the Massachusetts General Laws, and solicited nominees from the Historical Society, Western MA Chapter of the AIA, and the Realtor Association of the Pioneer Valley. A representative from each of the three organizations volunteered to be on the study committee. On September 8, 2014, the Select Board appointed five members to the Lincoln-Sunset Local Historic District Study Committee (LHDSC), beginning its current process. Additional members were appointed in the next year to bring full membership to seven.

The charge to the committee is:

The Amherst Local Historic District Study Committee established under the provision of Massachusetts General Law Chapter 40 shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings to be included in such proposed local historic district or districts as the committee may recommend, and shall submit a final report with its recommendations after a public hearing, together with a map of the proposed district or districts and a draft of the bylaw to Town Meeting.

The Committee, once organized, shall meet with the Massachusetts Historical Commission (MHC) then and again periodically throughout the process. The MHC and the Planning Board review the preliminary report and the by-law draft before its submission to Town Meeting.

The LHDSC first convened December 1, 2014, and the members began to familiarize themselves with the applicable statute and specimen documents created by the MHC, as well as with historical resources unique to Amherst. The LHDSC has met nearly twenty times over the ensuing 22 months, and its agendas, minutes, and other informational material can be found on the Town's website (<http://www.amherstma.gov/index.aspx?NID=1106>).

After considering the two National Register Historic Districts (NRHD) under the Study Committee's purview – the Lincoln-Sunset and Gaylord-Prospect NRHDs – a decision was made not to include the two NRHDs in their entirety in the proposed LHD. The portions in the two NRHDs south of Amity Street were excluded, as it was deemed they were of a different scale and character than the rest of the proposed LHD. The Committee focused on a contiguous area defined by major thoroughfares – Fearing Street to the north, Amity Street to the south, Tan Brook to the east, Sunset Avenue to the west. It was judged that this area, besides being unified by history and architectural styles, had functioned and continues to function as a single organic neighborhood. Other adjoining areas, although judged to be of historical and architectural value, were also excluded for practical considerations, namely new construction and landlord opposition as these areas are primarily student rentals and not owner occupied.

Over the course of almost two years, the LHDSC inventoried, researched and documented well over two hundred properties, creating an extensive digital database for the public to access.

The LHDSC has explained its work to the public as it progressed, including various local newspaper articles and talks to community groups from time to time. In research and interviews it has reached out to many of those who may be affected by the adoption of the proposed bylaw.

A Trolley Tour of the general area under study was conducted on Monday, August 3, 2015. The tour was open to – and included – members of the public.

On April 28, 2016, a letter and two-page questionnaire survey were sent to just over two hundred potentially affected property owners (See Appendix B). Of the fifty who responded, support for “the idea of a Local Historic District in your neighborhood” was overwhelming: 41 Yes, 5 No, 4 Not Sure, 1 Blank. A vast majority of respondents supported preserving the character of the neighborhood and were willing to support new measures of protection.

On May 26, 2016, the LHDSC held a public forum at Town Hall. Notice of the meeting was given to the property owners of the 194 total properties that comprise the North Prospect NHR and Lincoln-Sunset NHR Districts and the expanded properties. Approximately 25 members of the public attended. The LHDSC responded to questions and elicited suggestions.

The LHDSC reviewed notes from the May 26, public hearing. Although public comment was overwhelmingly in favor of a LHD, concerns were voiced that the proposed LHD with its current boundaries might be too large to be administrable. The LHDSC recognized the need for additional commission members to oversee the LHD. The LHDSC also noted in its proceedings that property owners on North Pleasant Street, who are in most cases developers, are resistant to LHD restrictions.

After much deliberation and research conducted by the Study Committee, the report was submitted to the Massachusetts Historical Commission, as the law requires, in November of 2016. In December the Commission finished their review and sent a letter of support and recommendation to the Study Committee.

A second public hearing was held on March 16, 2017, with over 50 participants. Although the general consensus was positive, some concern from the public related to the criteria the Commission would use to make a determination. Other outreach projects have included Sunday brunch within the proposed district area, giving the public ample opportunity to discuss the proposal.

In the hopes of preserving and protecting the historic structures and neighborhoods which make Amherst a unique and desirable place to live and visit, the North Prospect-Lincoln-Sunset LHD Study Committee unanimously recommends to the members of Town Meeting that the new district be added to the Amherst District Bylaws.

Once Amherst’s one-of-a-kind heritage and character are gone, they are gone for good. And this very precious, fragile place becomes just like anyplace else.

4. SIGNIFICANCE

The proposed North Prospect-Lincoln-Sunset Local Historic District (LHD) is one of the oldest and most distinguished areas in the Town of Amherst. Much of the neighborhood under consideration is already listed on the National Register of Historic Places, as it comprises major portions of the existing Lincoln-Sunset and Prospect-Gaylord National Historic Districts (both registered in 1992, Appendix C). Encompassing 194 properties, the proposed district is a significant local historic resource, graced with dozens of architectural gems that span the late 1700s to the early 1900s in a striking and intact blend of original examples of Greek Revival, Gothic Revival, Italianate, Queen Anne, Colonial Revival, Vernacular Farmhouse, American Foursquare, Neoclassical, Craftsman, and Tudor Revival styles.

Beyond its architectural merits, perhaps more than any other neighborhood in Amherst, the proposed LHD reflects and encapsulates Amherst's intellectual, cultural, and economic development between the Civil War and the Second World War (1865-1940). Of the eight stops listed on the online literary walking tour of Amherst developed by the Amherst Historical Commission and the University of Massachusetts, four are within the proposed LHD. Pulitzer Prize-winning poet Robert Frost, Pulitzer Prize-winning biographer Ray Stannard Baker, early feminist Mary Heaton Vorse, and beloved children's author Norton Juster ("The Phantom Toll Booth") penned many of their classics in the neighborhood. Chief Justice of the United States Supreme Court Harlan Fiske Stone and Eugene Field, author of the timeless poem "Wynken, Blynken, and Nod," roamed its gracious, leafy streets as boys. Doris Abramson, distinguished poet and trailblazer in African-American theater, was born in a home on Fearing Street and lived on Cosby Street, just behind McClellan, in a neighborhood beginning to be populated by faculty from the growing public university who were purchasing homes built by or for an earlier generation of Irish migrants. Lucy Wilson Benson, former United States Secretary of State - the first woman to be named to the post - still makes her home on Sunset to this day. Many of Amherst's oldest names - Cowles, Boltwood, Goodwin, Jones, Pickering, and Dickinson - made their homes in the proposed LHD, as did countless professors, merchants, and businessmen and women of both national and international note.

Equally distinctive is the fact that this neighborhood was never simply an enclave for rich or socially prominent Amherst residents. Laborers, artisans, and servants also lived and plied their trades within the area under study. Generations of African Americans and Irish were a continual presence, some domestic workers for or employees of their more affluent neighbors, others self-employed but providing neighborhood services (building, roofing, and catering). Cosby Avenue, Paige, McClellan, and Boston Streets were among the first racially mixed streets in New England. Most of their houses, modest and stately alike, remain very much the way they once were, interwoven in a colorful, inextricable tapestry.

The historically significant neighborhood defined by the proposed LHD is a centrally located network of 9 residential streets nestled along the crest of a hill one block behind the busy commercial center of Amherst and stretching between the commercial downtown of Amherst to the south and the University of Massachusetts to the north. The proposed district encompasses (generally from east to west) Tan Brook, Fearing Street, North Prospect Street, Pease Place,

McClellan Street, Beston Street, Paige Street, Cosby Avenue, Lincoln Avenue, Elm Street and Sunset Avenue. It includes portions of the adjacent Amity, Allen, and Hallock Streets. It contains 211 separate properties with predominantly houses on them with garages or barns to the rear.

Most of the streetscapes are characterized by uniform setbacks, broad lawns and mature deciduous trees lining the road and reflect the orderly pattern of development that characterized the development of this neighborhood. Houses are generally oriented towards the street with side or back yards for lawns and gardens. The proposed district contains a dense concentration of generally well-preserved houses (of varying scale) dating primarily from the 1860s to the 1930s. The creation of this mid/late nineteenth-century neighborhood may best be explained by briefly examining the historical developments that engendered it.

By analyzing local documentation and historical resources (such as historic maps and photographs, property deeds, town annual reports and Amherst Directories, census and tax records, academic research, newspaper accounts, and interviews with residents), along with the standing structures themselves, a body of research has been compiled to document the historic significance of the proposed LHD. This narrative considers its architecture, its socio-economic history, and its diverse population of historic residents. Additionally, the integrity of the proposed LHD's resources, its developmental pattern, its associated local architects and builders, and its largely intact streetscapes and settings will be addressed.

Between its original settlement in 1703 and its incorporation in 1786, the growing Town of Amherst had assembled one of its residential, civic, religious, and commercial centers around the intersection of Amity and Pleasant Streets, an area that is today near the southwest corner of the proposed LHD. Many earlier residents built their homes along Amity Street, while the town's religious, civic, and mercantile buildings clustered along Pleasant Street. From 1800-1860, Amherst's factories and businesses experienced unprecedented economic growth, spurred by the founding of Amherst College (1825), the introduction of the Amherst-Belchertown Railway (1853), and the establishment of the Massachusetts Agricultural College (1863, the land-grant predecessor to the University of Massachusetts Amherst).

Population expansion, characterized by demographic diversity accompanied the town's mid nineteenth-century commercial success, which in turn rapidly increased the settlement within the established residential area, primarily to the north of the earlier town center. Situated between the Massachusetts Agricultural College (MAC) to the north and the business downtown to the south, and lying to the north and west of the main arteries of Amity and Pleasant Streets, the proposed LHD had previously been undeveloped farmland. It included the crest of a hill that presented wide vistas to the west with unparalleled views overlooking the Connecticut River Valley.

Immediately before the Civil War, this area was the focus of speculation for residential development to service the town center. In the decades that followed, this area was transformed by land developers into one of Amherst's most desirable residential neighborhoods. At the same time, small-scale developers to the east of Sunset were creating lots for Irish immigrants and southern as well as northern African Americans to rent, build, or purchase more modest homes

close to their places of work. This adjacent low-lying area contained Tan Brook and eventually McClellan Street, Beston Street, Paige Street, North Pleasant and much of Fearing Street.

However, the overall development of the proposed LHD can be largely attributed to three resident land developers: Leavitt Hallock, Levi Stockbridge, and Henry Fearing. Working independently, they laid out the majority of the streets and house lots within the district between the 1860s and 1890s, with Lincoln and Sunset Avenues on the western boundary of the neighborhood becoming the first planned streetscapes in Amherst. Later phases of development on the north end of Lincoln Avenue and Fearing Street in the early 1900s correlate historically with the expansion of the Massachusetts Agricultural College (predecessor to University of Massachusetts Amherst). Cosby Avenue, an independent speculative development by Ephraim Cosby beginning in 1929, was the last of the developments within the proposed LHD and, along with the last phase of development on Fearing Street, catered to the continuing expansion of MAC before the Second World War.

Excluding the earlier houses of Amity Street, which were built between the 1750s and 1840s, the construction of houses within the proposed LHD generally began in the 1860s and continued until the early 1900s. Much of Beston Street was built in the 1860s and 70s and McClellan from the early 1860s to the turn of the century. The entirety of Paige Street was constructed between 1888 and 1889. House construction on Lincoln and Sunset Avenues and Fearing Street started in the 1870s and continued through the 1930s.

Stylistically, the architecture within the proposed LHD is dominated by popular Victorian and turn of the 20th century styles. These exhibit varying degrees of scale and articulation of detail. Intact examples include Greek Revival, Italianate, Queen Anne, 2nd Empire, Colonial Revival, Craftsman, and Tudor Revival styles. By far the most popular choice within the district was the Colonial Revival style, with 58 examples present. There are 19 Queen Anne homes, plus 7 others in the variant Shingle and Stick styles. A transitional version of Greek Revival style (with Italianate elements) exists in 11 examples. Additionally, there are 9 Italianate houses, 3 Second Empire-style houses, 10 Craftsman, and 10 Tudor Revival houses within the district. One house in Gothic Revival style and one Art Deco example bracket the beginning and end of the district's time period. On Beston, Paige and McClellan Streets (demographically and architecturally the more working class area of the district), two architectural trends emerge: at least 5 examples of an archaic form of center-chimney Cape-type house (mostly devoid of stylistic markers) and a large number of front-gable, 3-bay, side-hall type houses (with little or no ornamentation). There are also 11 houses in the district distinguished by build date rather than by style as Victorian due to their lack of stylistic expression; these have been categorized as Victorian Vernacular. The pre-Depression homes built on the former Fearing estate and on neighboring Cosby Street are well-preserved examples of "contractor books" – ready made plans from magazines and other publications popular at the time.

Despite being in close proximity to the downtown commercial area of Amherst, this district retains an unusually well preserved group of mid to late nineteenth-century and early twentieth-century houses. Most houses within the district retain sufficient integrity to be considered intact, despite application of synthetic siding (asphalt, aluminum, vinyl) on some. Mostly minor modern alterations on some houses do not obscure the original architectural intent and stylistic

choices and thereby maintain the original historic streetscapes. Although 16 of the 194 houses within the district were built outside of the designated period of significance, most are scattered, adhere to the established setbacks, and are sympathetic in form and style to the district's overriding historic streetscape. The majority employ a Cape Cod architectural form and Colonial Revival style.

The historical significance of the North Prospect-Lincoln-Sunset LHD also derives from identifiable architects and builders. There is a notable representation of two local architects, father and son, who were active in Amherst from the 1880s to the 1950s.

Roswell Field Putnam (1840-1911) was born in Leverett, MA, learned the carpentry trade in Amherst, and studied architecture under James Fuller in Worcester and others in Boston. His earliest houses were in Amherst and the LHD includes examples from all phases of his career. 24 North Prospect and 320 North Pleasant represent his early "Stick Style" work, while 38 North Prospect shows his cross-gabled "Shingle Style" Queen Anne houses that followed. 91 Sunset is an anomaly - a Queen Anne style house Putnam copied from a magazine illustration a client admired.

From 1893 to 1897 Putnam partnered with Lewis D. Bayley, and their firm, Putnam & Bayley, operated from an office in Northampton. *"The people of this vicinity who contemplate building will not find it necessary to send away for their architectural work,"* the *Daily Hampshire Gazette* crowed, *"as we now have a firm of architects here that are second to none in the country as to experience and ability"* [18 October 1893, p. 2]. The principal locus of their work shifted to Northampton, and their style for residential commissions moved toward Colonial Revival. The Mary Beston house at 216 Lincoln Avenue (1896/97) typifies this phase (it is especially interesting that John Beston's widow used Putnam when she moved from Beston Street, since it was her husband who built the house at the end of the cul-de-sac that bears his name, as well as other houses throughout the neighborhood); in all likelihood, the house Beston's widow moved into was designed by Putnam himself. Roswell Putnam's last known house, that of E. M. Bolles at 260 Lincoln Avenue (1910), is Craftsman in style and reflects his familiarity with the Arts & Crafts movement and the work of Charles Rennie McIntosh and Frank Lloyd Wright.

Roswell's son, Karl Scott Putnam (1883-1965) also went into the architecture profession. By the time he came along, it was possible to pursue professional training in universities. He chose the University of Pennsylvania, followed by graduate study at Columbia and apprenticeships with noted architects in New York and Boston. Karl Putnam designed many residences in towns throughout the Pioneer Valley, including three houses in the LHD. The George Burnett House (1911) at 26 Sunset Avenue, one of his first commissions, was executed in a highly articulated Tudor Revival style. The landscape architect responsible for its grounds and gardens was William Punchard. The houses commissioned by Raymond Jackson at 259 Lincoln Avenue in 1915 (the later Norton Juster House) and Freeman Dickinson at 191 Lincoln Avenue in 1922, were designed in the Colonial Revival style for which Karl Putnam is best known.

In addition to the Putnams, several other architects exhibited their designs on Lincoln and Sunset Avenues. In 1893, Mason Dickinson (father of Freeman Dickinson) commissioned F.F. Gilman to design his Shingle Style house at 194 Lincoln Avenue. Clarence P. Hoyt designed the

Craftsman style house of James Foord in 1912. William Burnett commissioned the firm Clough and Reid to design his Colonial Revival house at 8 Sunset. The Tudor Revival house at 118 Sunset Avenue was designed by James Ritchie for Ray Stannard Baker in 1916. William Gass, a builder known for re-using parts of early colonial houses that were about to be flooded during the construction of the Quabbin Reservoir, created the Colonial Revival Cape at 103 Sunset Avenue for L. Dudley in 1938, as well as other homes within the district. James Harrington purchased plans through the *Ladies Home Journal* for his Art Deco house at 59 Sunset Avenue in 1939.

Local stonemasons, carpenters, laborers and builders involved in the district's development, many of them among the Irish immigrants who populated the neighborhood, included Michael Britt, John Beston, Jr., George Bosworth, Henry Hollis, Harvey White, James Courtney, and E. J. Steeves. Michael Britt was a well-respected stone mason by trade who had lived on Fearing Street since 1870 and whose extended family descendants live on McClellan. In 1898 he purchased a series of building lots (from the P. B. Moore Co.) and built houses along the 300 block of Lincoln Avenue. George Boswell built the houses at 226 and 280 Lincoln Avenue and 8 Sunset Avenue. Henry Hollis, a carpenter who built his own house at 73 Fearing Street, also built residences at 180 Lincoln Avenue and 133 Fearing Street, among others. Harvey White, L.V. B. Cook and James Courtney built many of the houses on McClellan and North Pleasant Streets.

A socially diverse group of residents lived in the neighborhood and interacted with one another economically. North Prospect Street and later Lincoln and Sunset Avenues consistently attracted business owners, professionals, academics, merchants, and entrepreneurs as residents: among them were a MAC professor and later president of the MAC (H. H. Goodell), a minister (the Rev. Elisha Beaman), a photographer (J. L. Lovell), a druggist (C. Deuel), a shoe dealer (R.W. Stratton), several cabinetmakers (the Marsh family and the Young brothers), a grocer (H. Holland), a retired farmer (J. Ward), the owner of the local hat factory (William Burnett), and a restaurant proprietor (C. Barrett).

McClellan, Beston, and Paige Streets were developed to meet the needs of working class residents. These streets attracted mainly Irish-born tradesmen, skilled laborers, or small business owners, many of whom boarded initially on North Pleasant and attended the local St. Brigid's Catholic Church. They also attracted several African American families, including the Davidge, Pettijohn, Goodwin, Hasbrook, Bateman, Bias, Hall, and Till families, some of whom (notably Mitty Hall, the Moses Goodwin family, the Hasbrooks, Mrs. Dee [DaCosta]) had moved north after the Civil War and created their own African Methodist Episcopal Church (AME). Moses Goodwin's daughter remembered how well the Irish and blacks interacted, attended each other's churches, and played together – while also noting the lengths to which some African American families went to maintain their heritage and culture, not only through the creation of the AME Zion church, but by returning to the south to attend historically black colleges.

Professions in this area of the neighborhood included barbers (J. Davidge), tailors/tailoresses and milliners (B. Thompson, J. Doherty, Deady family and the Beston sisters), carpenters (J. Courtney, J. Beston, Jr.), hairdressers/dressmakers (H. Davidge), a locksmith/machinist (M. Goodwin), a farm laborer (J. Sharkey), a mason (M. Britt), and farmers (T. Haley, T. McLaughlin). There were janitors (R. Till and C. Pettyjohn and a Swedish immigrant, Emil

Abramson, father of Doris), cooks and caterers (members of the Bias family) and a teamster (F. Bateman). Others worked for local merchants (teamsters for Paige's livery and stables), or manufacturers (trimmers and stitchers at William Burnett's hat factory). Irish and black families purchased properties in which to reside or to rent out on McClellan and Beston, and also boarded tenants in their own homes. Some men residing on McClellan, Beston, and Paige Streets were employed by the town (ref. Annual Reports of the Town of Amherst 1876-1885): for repairs or improvements to roadways, sidewalk installations, or the building of the new fire department reservoir (1878). Several women residing in this area were also employed by the town, working for the school committee.

Networks of employment connected these socially distinct areas of the proposed district. Many entrepreneurs and merchants living on Lincoln and Sunset Avenues and North Prospect Street employed skilled laborers and trades people from McClellan and Beston Streets. For example, Oliver Pease on North Prospect Street employed many of the tailors living on McClellan Street. Sisters Kate and Mary Beston of Beston Street (daughters of John Beston, Jr., a self-employed carpenter) joined the Powers family of South Prospect Street to found their own dressmaking company (Powers and Beston), before going on to open their own millinery shop in Merchants Row (K&M Beston Millinery) and taking up residence on Lincoln Avenue. The carpenter sons of Michael Britt, and Irish stonemason and early (1870) homeowner at 85 Fearing Street, lived on McClellan Street, and built their sister a home on the 300 block of Lincoln Avenue. Along with several African Americans, Michael Britt invested in home lots along Lincoln Avenue. Terrance McGowan from Beston Street worked for Henry Fearing's hat factory (later William. Burnett's factory), and over time, all ten members of the Irish immigrant Mary and Patrick Martin family, who lived at 133 Fearing Street, worked there as well. Moses Goodwin, an African American resident of McClellan Street, first worked as a machinist for the hat factory and later opened his own locksmith and bicycle repair shop in the town center. Warren Dudley of Lincoln Avenue, John Guilford (book keeper) and Horace Thayer (designer and pattern maker) of North Prospect Street all worked for the Burnett hat factory. Clarence Wood of North Prospect Street worked as a butter maker for the Amherst Cooperative Creamery on Sunset Avenue.

Another network of employment was domestic service. Census records identify Irish or African American servants living in the households on Lincoln and Sunset Avenues and North Prospect Street. Ruth Goodwin (daughter of Moses Goodwin and lifelong resident of McClellan Street), in a 1983 interview (by James Smith and Mary Commager), recalled:

Now, you see most all those people that lived on Lincoln Avenue at that time [the early 20th century] had cars. And they had the horse and lovely wagons and things they used to ride around in. And they had maids and chauffeurs—upstairs maid and a downstairs maid, and a chauffeur. All those people that lived on Lincoln Avenue. And then a lot of the chauffeurs that they used to have, they used to buy a home and just live here. We had two of our black families that were chauffeurs to these people on Lincoln Avenue; and they bought a home and lived here.

Mittie Hall (an African American who was brought north as a teenager for domestic employment), Mrs. Dee (DeCosta) who moved to Amherst with her husband, a pastor at the

AME Zion Church, and Annie Honney (an Irish immigrant) were all widely remembered for their skill and resourcefulness as domestic help, cooks and caretakers. Mittie Hall owned her own house across McClellan from the Goodwins, whom she joined in the founding of AME Zion. A portrait of Mittie Hall is on display in the Jones Library Special Collections. She married Alexander Anderson, an African-American who was also southern, and boarded next door with his sister. Annie Honney, an Irish domestic worker for the elegant households on Lincoln, had an equally fine house built for her family on the lot adjacent to their farmhouse on McClellan.

The proposed district's streets were linked by religious networks. St. Brigid's Roman Catholic Church (1871) on North Pleasant Street served the Irish Catholic area of McClellan, Beston, and Paige Streets, while the AME Zion Church (located just outside the boundaries of the LHD) was built, as noted above, by African Americans from the South living mainly on McClellan and Paige, to sustain the southern religious culture of African American residents in the neighborhood. The First Congregational Church, the Baptist Church and the Grace Episcopal Church (all just outside the district) met the religious needs of many residents of Lincoln and Sunset Avenues and North Prospect Street.

Family ties also functioned as strong threads in the fabric of the neighborhood. For example, Christy McLaughlin lived at 20 Beston Street. His brother, Thomas McLaughlin, lived around the corner on a 3-acre lot fronting McClellan Street. Thomas bought the land from his brother-in-law Thomas Haley (who owned 7 acres next to him and fronting McClellan). Both Thomases had married sisters (Mary and Kate) of John Slattery, who later sold 10 acres of land for the establishment of the Amherst Creamery. Christy McLaughlin's wife was named Ellen Powers before she was married. The Powers family lived on South Prospect Street. The Powers sisters and the Beston sisters (Mary, Kate, and Amy), John Beston, Jr.'s daughters, created a dress-making company together. Amy married David Powers, Ellen's brother. So, within that small area of the district, the McLaughlins, the Haleys, the Slatterys, the Bestons, and the Powerses were all related by marriage. The Irish immigrant Galligan sisters, Kate and Mary, bought a house on Beston, then bought a second, and then helped provide additional housing for immigrant in-laws elsewhere on Beston and McClellan. Thus, Terrance McGowan on Beston Street built a house on a lot divided from the Kate [Galligan] Linnehan household, lived across the street from his relative John McGowan (Mary Galligan's husband) and shared these households with a large extended family of Galligan and McGowan immigrant relatives; at one point the extended family of McGowans and Galligans owned or rented out most of Beston Street. Mary's daughters became accountants and stayed in their family house; Kate's daughters became teachers and moved to other towns in Western Massachusetts. On Sunset Avenue, William Burnett lived across the street from his son George. On Lincoln Avenue, Mason Dickinson lived across the street from his son Freeman. Raymond Jackson, scion of the family dry goods business, grew up on the one hundred block of Lincoln, then, in 1915, commissioned his own home on the two hundred block, where he lived with his wife well into the 1950s. Such ties by marriage and blood existed throughout the district and were reinforced by the ties to the neighboring churches.

In conclusion, the proposed North Prospect-Lincoln-Sunset LHD is noteworthy for its largely intact mid nineteenth-century to early twentieth-century architecture, streetscapes, and settings, which originated from its well documented historical development pattern. Its buildings display

notable architects' designs as well as local builders' and carpenters' skills. In comparison to other areas in the Town of Amherst, the still-intact architecture of the district represents the diverse cross-section of people who built it, who lived there (in some cases for several generations), and who contributed to the rapidly expanding economy during the post-Civil War to pre-World War II era. It also reflects the transformative influence of the growing Massachusetts Agricultural College from its inception in 1863 on the social, cultural and economic character of the town during this period.

Beyond these straightforward markers of a historically significant district, the LHD also represents a narrative of social change and economic mobility within its working class population. The emblematic move of the Beston family from their family homestead on Beston Street to their new architect-designed Lincoln Avenue home illustrates with clarity the socio-economic shifts that were occurring in Amherst at the end of the nineteenth century. By this time, too, many of the African American families who had arrived in Amherst after the Civil War and rented houses or apartments in the district were now purchasing homes there. At the same time, some of the houses constructed at the end of the nineteenth century, or purchased in traditionally Irish immigrant neighborhoods, demonstrate that the merchant and entrepreneurial home-buyers who had fueled residential development in this district in previous decades were waning in importance. Academics then purchased these traditional houses throughout the neighborhood and education became a much larger presence in the town economy.

If approved, the proposed North Prospect-Lincoln-Sunset LHD would constitute a significant architectural and historical resource for the entire Town of Amherst. An LHD designation would greatly expand the cultural zone that has recently been established in downtown Amherst by documenting a social and demographic record distinct from other parts of Amherst, as well as from neighboring towns in western Massachusetts.

A North Prospect-Lincoln-Sunset Local Historic District will preserve the still-visible tracks of the mixed-class, mixed-race neighborhood. Its structures, great and small, reflect the complex mosaic of business interests, workforce backgrounds, socio-economic class, race, and ethnicity, in the years between the 1860s and World War II. Both as evidence of a lived history as well as the visually intact architecture of this LHD will enable Amherst to protect this treasure for coming generations of residents and visitors to enjoy as vibrant testament to the vital forces that came together to create Amherst during its formative period.

See Appendix A for Bibliography

5. JUSTIFICATION OF BOUNDARIES

As delineated above in the Methodology Section, the LHDSC considered at length many different options in determining the boundaries of the proposed district.

During its proceedings, the North Prospect-Lincoln-Sunset LHDSC was guided by the following four criteria. First, that the structures and/or areas under study possess architectural, historic or social significance. Second, that there be support from the potentially affected residents and/or owners wanted the protections that a LHD designation brings. Third, that the proposed district should be contiguous, defined by readily identifiable geographical features. Fourth, that the integrity and fabric of the neighborhood be maintained.

Bowing to “facts on the ground” – new construction, landlord opposition -- some adjacent areas north of Fearing Street equally deserving of an LHD designation were ultimately excluded, particularly McClure Street, which boasts a number of homes built by William Gass with parts and features from vintage houses disassembled from villages destroyed by the creation of the Quabbin Reservoir. The LHDSC urges future efforts to preserve these irreplaceable resources.

After considering the two National Register Historic Districts (NRHD) under the Study Committee’s purview – the Lincoln-Sunset and Gaylord-Prospect NHRs – a decision was made not to include the two NRHDs in their entirety in the proposed LHD. The portions in the two NRHDs south of Amity Street were excluded, as it was deemed they were of a different scale and character than the rest of the proposed LHD. The Committee focused on a compact, contiguous area defined by major thoroughfares – Fearing Street to the north, Amity Street to the south, Tan Brook to the east, Sunset Avenue to the west. The proposed LHD is an original, intact record of the growth and development of an evolving planned residential community during the post-Civil War to pre-World War II period. It was judged that the area, besides being unified by history, architectural design and economics, had functioned and continues to function as a single interwoven cultural landscape, and that the vast majority of residents within the proposed boundaries approved of an LHD designation.

6. RECOMMENDATIONS FOR THE BYLAW

The foregoing pages sum up the thoughtful work of the LHD Study Commission.

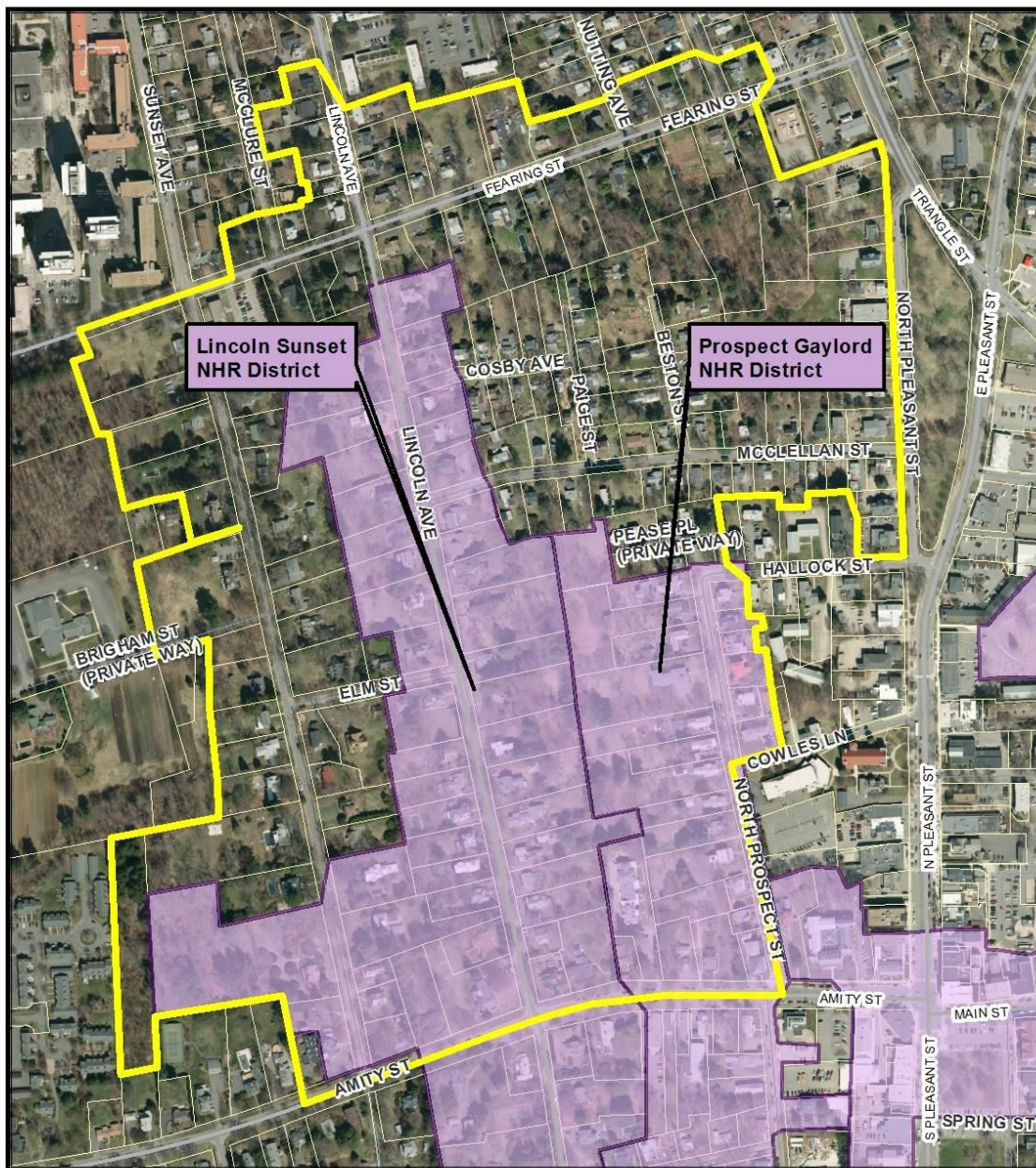
The Town approved its first Local Historic District and accompanying bylaw at Annual Spring Town Meeting in 2012. The bylaw “Amherst Local Historic District Bylaw” is included in the Town’s General Bylaws.

The LHD Study Commission recommends that Section 13 of the Amherst Historic District Bylaw be amended by adding the following:

“Appendix 2: North Prospect-Lincoln-Sunset Local Historic District

The North Prospect-Lincoln-Sunset Local Historic District shall be a DISTRICT area under this Bylaw. The location and boundaries of the North Prospect-Lincoln-Sunset- Local Historic District are defined and shown on the Local Historic District Map of the Town of Amherst, Sheet 2016-2, dated March 2017, which is a part of this Bylaw. This Sheet is based on the current land records used by the Town Assessor. The delineation of the DISTRICT area boundaries is based on the parcel boundaries shown therein, except as otherwise apparent on the Sheet.”

7. MAP OF PROPOSED HISTORIC DISTRICT



**North Prospect Lincoln Sunset
Proposed District
October 2016**



Horizontal Datum: NAD 83 Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet
Planimetric base map features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography.
Aerial Photography: April, 2004
Parcels compiled through a best-fit methodology to
match the base map. Irregularities are ongoing.
Property Lines are not for conveyance purposes.
The Town of Amherst and its mapping contractors assume
no legal responsibility for the information contained herein.

Legend

- Proposed Historic District
- Nat'l Register Districts

Town of Amherst



0 200 400 Feet
1 inch = 400 feet

8. PROPERTY INDEX

Index Number	Parcel ID	Address	MHC #	Date of Construction	Historic Name of Property	Architectural Style
1	11C-109	10 ALLEN ST		1913	FAY WILLIS HOUSE	COLONIAL FOURSQUARE VERNACULAR
2	14A-29	85 AMITY ST	250	1825	PERRY HOTEL	COLONIAL REVIVAL
3	14A-28	111 AMITY ST	1077	1835	SOLOMON PITKIN HOUSE	GREEK/CLASSICAL REVIVAL
4	14A-27	117 AMITY ST	1076	1927	ANDREW S. THOMPSON HOUSE	FARMHOUSE
5	14A-26	125 AMITY ST	254	1830	SAMUEL CARTER CUTTS HOUSE	GREEK REVIVAL/CAPE
6	14A-25	151 AMITY ST #1	258	1895	EDWIN B. MARSH HOUSE	COLONIAL REVIVAL
7	14A-25	151 AMITY ST #2	258	1895/2006	EDWIN B. MARSH HOUSE	COLONIAL REVIVAL
8	14A-25	151 AMITY ST #3	258	2005	NON HISTORIC	RESIDENTIAL CONDOMINIUM
9	14A-25	151 AMITY ST #4	258	2005	NON HISTORIC	RESIDENTIAL CONDOMINIUM
10	14A-25	151 AMITY ST #5	258	2005	NON HISTORIC	RESIDENTIAL CONDOMINIUM
11	14A-24	155 AMITY ST	259	1831	TEMPE LINNEL HOUSE	CAPE/GOTHIC REVIVAL
12	14A-23	175-177 AMITY ST	261	1848; 1908 W. WING XT	WILLIAM CUTLER HOUSE	GREEK REVIVAL
13	14A-22	197 AMITY ST		1927	THOMAS F. WALSH HOUSE	COLONIAL REVIVAL
14	14A-15	219 AMITY ST	157	1839	EUGENE FIELD/THES JONES HOUSE	COLONIAL & GREEK REVIVAL
15	14A-289	229 AMITY ST	1064	1963	UNKNOWN	CAPE COD
16	14A-14	243 AMITY ST	151	1751	SOLOMON BOLTWOOD HOUSE	GEORGIAN
17	14A-9	245 AMITY ST		1918	ALBERT WILLIAM BURNETT PUBLIC ART MUSEUM	GREEK REVIVAL

18	11C-152	14 BESTON ST		1872	THE JANE WHITE HOUSE	NEW ENGLANDER FARMHOUSE
19	11C-155	15 BESTON ST		1909 (ON TILLSON COURT); MOVED TO PRESENT LOCATION IN 1967	UNKNOWN	NEW ENGLANDER FARMHOUSE
20	11C-156	17 BESTON ST		1868	JOHN DEIGNAN HOUSE	FARMHOUSE
21	11C-151	20 BESTON ST		1868	CHRISTOPHER MCLAUGHLIN HOUSE	NEW ENGLANDER/FARMHOUSE
22	11C-157	25 BESTON ST		1866	CANAVAN HOUSE	FARMHOUSE
23	11C-150	26 BESTON ST		1893	TERRANCE MCGOWAN HOUSE	FARMHOUSE
24	11C-158	31 BESTON ST		1910	JOHN G. & MARY G. MCGOWAN HOUSE	FARMHOUSE
25	11C-149	44 BESTON ST		1865	JOHN BESTON, JR. HOUSE	CAPE/FARMHOUSE
26	11C-130	14 COSBY AVE		1930	RENTAL BUILT BY WRIGHT	GAMBREL/COLONIAL REVIVAL
27	11C-138	15-17 COSBY AVE		1929	WILLIAM S. PICKERING HOUSE	RANCH AND CAPE COD
28	11C-303	19 COSBY AVE		1929	WILLIAM S. PICKERING HOUSE;	FAMILY DUPLEX
29	11C-131	20 COSBY AVE		1931	RENTAL BUILT BY-WRIGHT	TUDOR REVIVAL
30	11C-132	26 COSBY AVE		1930	GEORGE M. ANDREWS HOUSE	COLONIAL REVIVAL WITH ENGLISH REVIVAL INFLUENCE
31	11C-137	27 COSBY AVE		1929	UNKNOWN	COLONIAL REVIVAL/ FOUR-SQUARE
32	11C-133	32 COSBY AVE		1932	LEON A. BRADLEY HOUSE	ENGLISH REVIVAL
33	11C-136	33 COSBY AVE		1929	UNKNOWN	ENGLISH REVIVAL
34	11C-135	37 COSBY AVE		1931	LOUISE G MCCLEARY HOUSE	COTTAGE/CAPE

35	11C-134	38 COSBY AVE		1930	CHARLES W. SCHAUWECKER HOUSE	COTTAGE/CAPE
36	11C-337	14 ELM ST	150	1892	FRANK E. & MARY HILLS WHITMAN HOUSE	SHINGLE STYLE
37	11C-67	17 ELM ST	149	1948	HENRY VAN ROEKEL HOUSE	COLONIAL REVIVAL CAPE
38	11C-115	27 FEARING ST		1905	THOMAS J. & NELLIE THURSTON HOUSE	CROSS GABLE FARMHOUSE
39	11C-121	30 FEARING ST		1930	WALLACE F. & KATHARINE POWERS HOUSE	TUDOR COTTAGE
40	11C-122	38 FEARING ST		1927	FRANCIS W. POWELL, HOUSE; POWELL-LUTHER BANTA GARAGE	DUTCH COLONIAL REVIVAL
41	11C-108	43 FEARING ST		1908	CHARLES H. SAND-ERSON HOUSE	COLONIAL REVIVAL
42	11C-107	47-49 FEARING ST		1909	DANIEL W. DICKINSON HOMESTEAD	FOURSQUARE MULTIFAMILY
46	11C-124	52 FEARING ST		1929	CARL R. & JOSEPHINE FELLERS HOUSE	GEORGIAN REVIVAL
43	11C-123	FEARING ST		VACANT LAND; OWNED IN COMMON WITH 52 FEARING ST		
44	11C-159	FEARING ST		VACANT LAND; OWNED IN COMMON WITH 52 FEARING ST		
45	11C-160	FEARING ST		VACANT LAND; OWNED IN COMMON WITH 52 FEARING ST		
47	11C-125	60-62 FEARING ST		1937	WILLIAM R. & ADA C. HAMLIN HOUSE	CAPE COD COTTAGE
48	11C-99	61 FEARING ST		1909	HATTIE C. SARGENT HOUSE	VERNACULAR FARMHOUSE
49	11C-98	73 FEARING ST		1912	HENRY & MARY HOLLIS HOUSE	DUTCH COLONIAL COTTAGE
50	11C-126	76 FEARING ST		1926	EMIL & CHARLOTTE ABRAMSON HOUSE	VERNACULAR FOURSQUARE COTTAGE
51	11C-127	80 FEARING ST		1927	UNKNOWN	DUTCH COLONIAL REVIVAL
52	11C-97	85 FEARING ST	187	1890	MICHAEL BRITT HOUSE	VERNACULAR NE FARMHOUSE

53	11C-128	90 FEARING ST		1926	UNKNOWN	COLONIAL REVIVAL
54	11C-96	93 FEARING ST	186	1918	PHILIP BEVIE HASBROUCK HOUSE	DUTCH COLONIAL REVIVAL
55	11C-129	98 FEARING ST	185	1927	MABEL B. NIMS HOUSE	FOURSQUARE
56	11C-318	100 FEARING ST		1983	UNKNOWN	RANCH
57	11C-95	101 FEARING ST	184	1925	WILLIAM R. COLE HOUSE	COLONIAL REVIVAL
58	11C-91	109 FEARING ST		1930	UNKNOWN	HALF-TIMBER TUDOR REVIVAL
59	11C-340	130 FEARING ST		2013	YANKHUA FAN & MA- RINA ISAYEVA HOUSE	CONTRACTOR VERNACULAR
60	11C-48	133 FEARING ST		1916	HENRY A. HOLLIS HOUSE	VERNACULAR
61	11C-320	140 FEARING ST		1865-1866 MOVED FROM 77 PLEASANT STREET	UNKNOWN	EXPANDED CARPENTER VERNACULAR
62	11C-47	143 FEARING ST		1870	MARY M. & PATRICK G. MARTIN HOUSE	VERNCULAR COTTAGE
63	11C-36	150 FEARING ST		1900	THE CREAMERY	FACTORY
64	11C-201	45-47 HALLOCK ST		1860	O. PEASE HOUSE	GREEK REVIVAL
65	14A-21	135 LINCOLN AVE	1055	1922	WINTHROP WELLES HOUSE	COLONIAL REVIVAL
66	14A-16	136 LINCOLN AVE	1063	1953	UNKNOWN	RANCH
67	14A-20	143 LINCOLN AVE	156	1910	PAUL ANDERSON HOUSE	QUEEN ANNE
68	14A-19	145 LINCOLN AVE	1085	1953	UNKNOWN	RANCH
69	14A-17	148 LINCOLN AVE	157	1887	WILLIAM B. JACKSON HOUSE	QUEEN ANNE
70	14A-18	154 LINCOLN AVE	158	1881	JAMES DEUEL HOUSE	ITALIANATE
71	11C-75	155-157 LINCOLN AVE	159	1879	EDMUND I. BANGS HOUSE (155)	VICTORIAN ECLECTIC
72	11C-74	160 LINCOLN AVE	160	1904	FRANK SHERWIN HOUSE	COLONIAL REVIVAL

73	11C-76	163 LINCOLN AVE	161	1873	REV. WARREN H. BEAMAN HOUSE	VICTORIAN VERNACULAR
74	11C-73	166 LINCOLN AVE	162	1904	REV. CHARLES WALKER HOUSE	COLONIAL REVIVAL
75	11C-77	171 LINCOLN AVE	163	1877	HENRY MCCLOUD HOUSE	ITALIANATE
76	11C-71	174 LINCOLN AVE	1062	1955	UNKNOWN	CAPE
77	11C-78	179 LINCOLN AVE	1056	1881	MARY C. ALLEN HOUSE	SECOND EMPIRE
78	11C-70	180 LINCOLN AVE	164	1914	CLARENCE GORDON HOUSE	AMERICAN FOURSQUARE
79	11C-79	191 LINCOLN AVE	1057	1922	FREEMAN DICKINSON HOUSE	COLONIAL REVIVAL
80	11C-69	194 LINCOLN AVE	166	1893	MASON DICKINSON HOUSE	COLONIAL REVIVAL/QUEEN ANNE/SHINGLE STYLE
81	11C-80	199 LINCOLN AVE	167	1912	CHARLES S. TILLSON HOUSE	COLONIAL REVIVAL
82	11C-68	204 LINCOLN AVE	168	1892	DR. JAMES B. PAIGE HOUSE	QUEEN ANNE
83	11C-81	209 LINCOLN AVE	169	1913	JOSEPH O. & LULU THOMPSON HOUSE	COLONIAL REVIVAL
84	11C-66	216 LINCOLN AVE	170	1896	MARY BESTON HOUSE	COLONIAL REVIVAL
85	11C-82	219 LINCOLN AVE	171	1889	NOAH LEE HOUSE	ITALIANATE
86	11C-329	221 LINCOLN AVE		1955	UNKNOWN	CAPE
87	11C-65	226 LINCOLN AVE	1061	1926	EDWARD A. ELDER HOUSE	COLONIAL REVIVAL
88	11C-64	234 LINCOLN AVE	1060	1927	HERMAN & FLOR-ENCE PAGE HOUSE	COLONIAL REVIVAL
89	11C-84	235 LINCOLN AVE	1058	1958	UNKNOWN	CAPE, GEORGIAN-REVIVAL
90	11C-63	242 LINCOLN AVE	172	1900	FRANK A. THOMPSON HOUSE	COLONIAL REVIVAL
91	11C-85	245 LINCOLN AVE	173	1912	FRANK LOOMIS HOUSE	QUEEN ANNE
92	11C-86	253 LINCOLN AVE	1059	1935	UNKNOWN	COLONIAL REVIVAL
93	11C-62	254 LINCOLN AVE	174	1897	GEORGE PRINCE HOUSE	QUEEN ANNE

94	11C-87	259 LINCOLN AVE	175	1915	RAYMOND JAKSON/ NORTON JUSTER HOUSE	COLONIAL REVIVAL
95	11C-61	260 LINCOLN AVE	176	1910	ERNEST M. BOLLES HOUSE	CRAFTSMAN
96	11C-88	269 LINCOLN AVE		1935	UNKNOWN RENTAL PROPERTY	COLONIAL REVIVAL
97	11C-60	272 LINCOLN AVE	177	1912	JAMES FOORD HOUSE AND STABLE	CRAFTSMAN
98	11C-89	277 LINCOLN AVE		1935	J. A. PALMER HOUSE	DUTCH COLONIAL REVIVAL
99	11C-321	280 LINCOLN AVE	178	1913 MOVED TO SITE 1979	E. D. BOSWORTH HOUSE	VICTORIAN VERNACULAR
100	11C-298	285 LINCOLN AVE	179	1920	G. EDWARD FISHER HOUSE	CRAFTSMAN
101	11C-58	290 LINCOLN AVE		1910	WARREN BROWN HOUSE	DUTCH COLONIAL REVIVAL
102	11C-90	295 LINCOLN AVE		1983	UNKNOWN	RAISED RANCH
103	11C-57	306 LINCOLN AVE	180	1932	WILLIAM A. ENGLEMAN HOUSE	COLONIAL REVIVAL
104	11C-327	312-314 LINCOLN AVE		1933-1934	SAM KAPPALOPPA HOUSE	ENGLISH COTTAGE
105	11C-92	315 LINCOLN AVE		1934	MARGARET G. MOORE HOUSE	COLONIAL REVIVAL
106	11C-55	318 LINCOLN AVE	181	1908-1909	DUDLEY WARREN HOUSE	QUEEN ANNE
107	11C-93	321 LINCOLN AVE		1932	FRANK PRANCKUNAS HOUSE	DUTCH COLONIAL REVIVAL
108	11C-94	327 LINCOLN AVE	182	1922-1923	PAUL SEREX	COLONIAL REVIVAL
109	11C-54	328 LINCOLN AVE		1913-1914	JOHN C. GRAHAM	CRAFTSMAN
110	11C-51	334 LINCOLN AVE		1914	O. V. MORTON	DUTCH COLONIAL REVIVAL
111	11C-53	338 LINCOLN AVE	183	1900	PATRICK & KATE HONEY HOUSE	VICTORIAN VERNACULAR
112	11C-175	15 MCCLELLAN ST		1904	WILLIAM E. SMITH FAMILY	MULTI-FAMILY FARMHOUSE
113	11C-176	19 MCCLELLAN ST		1863	MICHAEL MARTIN HOUSE	THREE FAMILY

114	11C-182	20 MCCLELLAN ST		1875	UNKNOWN	VERNACULAR
115	11C-183	24 MCCLELLAN ST		1890	JOHN C. DOHERTY/ HENRY C. WILSON HOUSE	FARMHOUSE
116	11C-177	25 MCCLELLAN ST	199	1861	MATHEW COLEMEN HOUSE	SECOND EMPIRE
117	11C-185	30 MCCLELLAN ST		1878-1879	MARGARET O'CORMAN HOUSE	FARMHOUSE
118	11C-178	35 MCCLELLAN ST	200	1868	PATRICK & ELIZA STACK HOUSE	VERNACULAR VICTORIAN FARMHOUSE
119	11C-186	42 MCCLELLAN ST		1883	MARY DEVIN MOHAN	FAMILY-DUPLEX, NEW ENGLAND
120	11C-154	43 MCCLELLAN ST	201	1868	E. CALLAHAN/MOSES GOODWIN HOUSE	VICTORIAN VERNACULAR
121	11C-187	44 MCCLELLAN ST	203	1884	JEREMIAH CURRAN/ CHARLES FLEURY/ CHARLES HENRY HOUSE	ITALIANATE
122	11C-188	46 MCCLELLAN ST	202	1868	UNKNOWN	HOMESTEAD
123	11C-189	50 MCCLELLAN ST		1860	L. WILLIAMS/T. DEADY	BUNGALOW
124	11C-6	51 MCCLELLAN ST		1866	B. B. THOMPSON HOUSE	FARMHOUSE/NEW ENGLANDER
125	11C-190	54 MCCLELLAN ST		1862	NANCY CASEY HOUSE	FARMHOUSE
126	11C-153	57 MCCLELLAN ST		1963	UNKNOWN	RANCH
127	11C-143	65-67 MCCLELLAN ST		1889	FE PAIGES HOUSE	FAMILY DUPLEX
128	11C-191	68 MCCLELLAN ST		1861-1862	WM. BOYLE HOUSE	FARMHOUSE
129	11C-192	76 MCCLELLAN ST		1861-1862	JAMES & KATE SHARKEY HOUSE	CAPE/FARMHOUSE
130	11C-142	77 MCCLELLAN ST	204	1896	JOHN HALEY HOUSE	FARMHOUSE (2 STORIES)
131	11C-140	81 MCCLELLAN ST	205	1898	ELLEN KELLEY	VICTORIAN VERNACULAR
132	11C-193	84 MCCLELLAN ST	206	1912	JAMES J. & ANNIE M. HONEY HOUSE	COLONIAL REVIVAL FOURSQUARE VERNACULAR
133	11C-139	87 MCCLELLAN ST		1868	THOMAS MCLAUGHLIN HOUSE	FARMHOUSE
134	11C-194	90 MCCLELLAN ST		1867	JOHN DONAHUE HOUSE	FARMHOUSE

135	14A-30	18 NORTH PROSPECT ST	224	1896	CHARLES F. MOREHOUSE HOUSE	QUEEN ANNE
136	14A-31	24 NORTH PROSPECT ST	223	1884	MARY ROBISON HOUSE	QUEEN ANNE WITH STICK STYLE DETAIL
137	14A-32	32 NORTH PROSPECT ST	222	1870	JOHN LYMAN LOVELL HOUSE	SECOND EMPIRE/GOTHIC REVIVAL
138	11C-215	38 NORTH PROSPECT ST	1078	1890	EDWIN MARSH HOUSE	SHINGLE STYLE QUEEN ANNE
139	11C-214	44 NORTH PROSPECT ST	221	1858	MERRICK M. MARSH HOUSE	VICTORIAN VERNACULAR
140	11C-213	52 NORTH PROSPECT ST	220	1865	CHARLES DEUEL HOUSE	GREEK REVIVAL/ITALIANATE
141	11C-217	57 NORTH PROSPECT ST	219	1869	RUFUS W. STRATTON /MARTHA SWIFT HOUSE	ITALIANATE
142	11C-205	58 NORTH PROSPECT ST	218	1861	EMELINE WILLIAMS HOUSE	VICTORIAN VERNACULAR
143	11C-209	62 NORTH PROSPECT ST	217	1861	J. B. WARD HOUSE	VICTORIAN VERNACULAR
144	11C-216	63 NORTH PROSPECT ST	1079	1921-1925	UNKNOWN	CONVERTED BARN
145	11C-218	65 NORTH PROSPECT ST	216	1872	JJ YOUNG HOUSE	SECOND EMPIRE COTTAGE
146	11C-219	71 NORTH PROSPECT ST	215	1880	ELLERY STRICKLAND HOUSE	VICTORIAN ECLECTIC
147	11C-208	74 NORTH PROSPECT ST	214	1866	HENRY HOLLAND HOUSE	ITALIANATE
148	11C-220	77-79 NORTH PROSPECT ST	213	1895	UNKNOWN	VICTORIAN ECLECTIC
149	11C-207	82 NORTH PROSPECT ST	212	1863	THOMAS YOUNG HOUSE	VICTORIAN ECLECTIC
150	11C-221	83 NORTH PROSPECT ST	211	1897	JOHN OSTRANDER HOUSE	VICTORIAN ECLECTIC
151	11C-222	89 NORTH PROSPECT ST	210	1901-1902	GEORGE C. MARTIN HOUSE	QUEEN ANNE
152	11C-333	90 NORTH PROSPECT ST	209	1867	CYNTHIA BARRETT HOUSE	ITALIANATE
153	11C-211	94 NORTH PROSPECT ST	208	1870	RUFUS W. STRATTON, HOUSE	ITALIANATE

154	11C-211	96 NORTH PROSPECT ST	208	1925	SANDERSON SANITARIUM	CRAFTSMAN
155	11C-204	100 NORTH PROSPECT ST	207	1911	HORACE & NORA THAYER HOUSE	QUEEN ANNE
156	11C-144	11 PAIGE ST		1889	BATEMAN; HASBROOK	FARMHOUSE
157	11C-145	19 PAIGE ST		1888	UNKNOWN	FARMHOUSE
158	11C-146	25 PAIGE ST		1888	PATRICK JOY HOUSE	FARMHOUSE
159	11C-147	31 PAIGE ST		1887	ROSE WETHERBEE (FIRST OWNER)	FARMHOUSE
160	11C-148	39 PAIGE ST		1889	CHESLEY PETTIJOHN	FARMHOUSE
161	11C-202	7 PEASE PL		1913	WILLIAM & ALICE REED HOUSE	VERNACULAR
162	11C-203	27 PEASE PL		1950	WILLIAM & MAE RICHTERS HOUSE	COLONIAL REVIVAL/CAPE COD
163	11C-332	NORTH PROSPECT ST		VACANT LAND; OWNED IN COMMON WITH 27 PEASE PLACE		
164	14A-10	8 SUNSET AVE	148	1897	WILLIAM ALBERT BURNETT HOUSE	COLONIAL REVIVAL
165	14A-13	15 SUNSET AVE	147	1893	REV. WILLIAM E. DICKINSON HOUSE	QUEEN ANNE
166	14A-12	21 SUNSET AVE	146	1891	WILLIAM & AUGUSTA CASEY HOUSE	QUEEN ANNE
167	14A-8	26 SUNSET AVE	145	1912	GEORGE B. BURNETT HOUSE	TUDOR REVIVAL/ARTS AND CRAFTS
168	14A-11	33 SUNSET AVE	144	1872	DR. LEACH HOUSE	FOUR-SQUARE
169	11C-339	39 SUNSET AVE		1889	CHESLEY PETTIJOHN	FARMHOUSE
170	11C-24	43 SUNSET AVE	143	1875	GOODELL, HENRY H HOUSE	STICK STYLE
171	11C-23	46 SUNSET AVE	142	1910		CRAFTSMAN
172	11C-25	53 SUNSET AVE		1941	HOWARD & HELEN FRENCH HOUSE	CAPE
173	11C-22	58 SUNSET AVE	141	1900	UNKNOWN	CRAFTSMAN/COLONIAL REVIVAL
174	11C-26	59 SUNSET AVE		1939	JAMES B. HARRINGTON HOUSE	ART DECO
175	11C-1	65 SUNSET AVE		1969	UNKNOWN	RANCH
176	11C-21	70 SUNSET AVE		1932	HUBERT G. ELDER HOUSE	COLONIAL REVIVAL

177	11C-2	75 SUNSET AVE		1960	UNKNOWN	GARRISON
178	11C-297	76 SUNSET AVE		1962	UNKNOWN	RANCH
179	11C-20	84 SUNSET AVE		1932	B. O. MOODY HOUSE	DUTCH COLONIAL
180	11C-28	91 SUNSET AVE		1894	EDWARD CARPENTER HOUSE	QUEEN ANNE
181	11C-338	92 SUNSET AVE		1924	MRS. ELIZABETH HARRINGTON HOUSE	COLONIAL REVIVAL
182	11C-29	103 SUNSET AVE		1938	L. LELAND DUDLEY HOUSE	CAPE COD
183	11C-30	107 SUNSET AVE		1953	UNKNOWN	CAPE COD
184	11C-31	111 SUNSET AVE		1955	UNKNOWN	MODIFIED COLONIAL REVIVAL
185	11C-16	118 SUNSET AVE	140	1916	RAY STANNARD BAKER HOUSE	ENGLISH REVIVAL
186	11C-32	127 SUNSET AVE		1917	FLOYD A. & MARION H. NASH HOUSE	BUNGALOW COTTAGE
187	11C-14	136 SUNSET AVE	139	1910	UNKNOWN	ENGLISH REVIVAL
188	11C-33	139 SUNSET AVE		1925	UNKNOWN	CAPE
189	11C-13	146 SUNSET AVE	138	1920	KENYON & HARRIET BUTTERFIELD HOUSE	COLONIAL REVIVAL
190	11C-34	149 SUNSET AVE		1932	F. H. STAPLES HOUSE	DUTCH COLONIAL
191	11C-35	155 SUNSET AVE		1924	JAMES L. STRAHAN HOUSE	BUNGALOW
192	11C-11	156 SUNSET AVE		1953	UNKNOWN	CAPE, EXTENDED TO RANCH
193	11C-9	164 SUNSET AVE		1942	UNKNOWN	COLONIAL REVIVAL
194	11C-299	174 SUNSET AVE		1923	UNKNOWN	COLONIAL REVIVAL

9. EXISTING LOCAL HISTORIC DISTRICT BYLAW

AMHERST LOCAL HISTORIC DISTRICT BYLAW

(ATM – April 30, 2012 – Art. 27)

The Town of Amherst hereby establishes a Local Historic District, to be administered by an Historic District Commission as provided for under Massachusetts General Laws Chapter 40C.

1. PURPOSE

The purpose of this bylaw is to aid property owners and the Town of Amherst in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of the Town of Amherst, including the maintenance and improvement of their settings and to encourage and support new and innovative building designs and techniques compatible with the existing architecture.

2. DEFINITIONS

The terms defined in this section shall be capitalized throughout this Bylaw. Where a defined term has not been capitalized, it is intended that the meaning of the term be the same as the meaning ascribed to it in this section unless another meaning is clearly intended by its context.

As used in this Bylaw the following terms shall have the following meaning:

ALTERATION, TO ALTER

The act or the fact of rebuilding, reconstruction, restoration, replication, removal, demolition, and other similar activities.

BUILDING

A combination of materials forming a shelter for persons, animals or property.

CERTIFICATE

A Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship as set forth in this Bylaw.

COMMISSION

The Historic District Commission as established in this Bylaw.

CONSTRUCTION, TO CONSTRUCT

The act or the fact of building, erecting, installing, enlarging, moving and other similar activities.

DISPLAY AREA

The total surface area of a sign, including all lettering, wording, designs, symbols, background and frame, but not including any support structure or bracing incidental to the sign. The Display Area of an individual letter sign or irregular shaped sign shall be the area of the smallest rectangle into which the letters or shape will fit. Where sign faces are placed back to back and face in opposite directions, the Display Area shall be defined as the area of one face of the sign.

DISTRICT

A Local Historic District as established in this Bylaw consisting of one or more District areas.

EXTERIOR ARCHITECTURAL FEATURE

Such portion of the exterior of a building or structure as is open to view from a public way or ways, including but not limited to architectural style and general arrangement and setting thereof, the kind and texture of exterior building materials, and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

PERSON AGGRIEVED

The applicant; an owner of adjoining property; an owner of property within the same District area; an owner of property within 100 feet of said District area; and any charitable corporation in which one of its purposes is the preservation of historic places, structures, buildings or districts.

SIGNS

Any symbol, design or device used to identify or advertise any place of business, product, activity or person.

STRUCTURE

A combination of materials other than a building, including but not limited to a sign, fence, wall, terrace, walk or driveway.

TEMPORARY STRUCTURE or BUILDING

A building not to be in existence for a period of more than two years. A structure not to be in existence for a period of more than one year. The Commission may further limit the time periods set forth herein as it deems appropriate.

3. DISTRICT

Each DISTRICT shall consist of one or more District areas as listed in the Appendices of this Bylaw.

4. COMMISSION

4.1 Each District shall be overseen by the Commission consisting of seven members, to be appointed by the Select Board, two members initially to be appointed for one year, two for two years, and three for three years, and each successive appointment to be made for three years.

4.2 The Commission shall include, if possible, one member from two nominees solicited from the Amherst Historical Society, one member from two nominees solicited from the chapter of the American Institute of Architects covering Amherst; one member from two nominees of the Board of Realtors covering Amherst; and one property owner from within a District area. If within thirty days after submission of a written request for nominees to any of the organizations herein named insufficient nominations have been made, the Select Board may proceed to make appointments as it desires.

4.3 The Select Board may appoint up to four alternate members to the Commission. Each alternate member shall have the right to act and vote in the place of one regular member should such regular member be absent from a meeting or be unwilling or unable to act or vote. Said alternate members shall initially be appointed for terms of two or three years, and for three year terms thereafter.

4.4 Each member and alternate member shall continue to serve in office after the expiration date of his or her term until a successor is duly appointed.

4.5 Meetings of the Commission shall be held at the call of the Chair, at the request of two members and in such other manner as the Commission shall determine in its Rules and Regulations.

4.6 Four members of the Commission shall constitute a quorum.

5. COMMISSION POWERS AND DUTIES

5.1 The Commission shall exercise its powers in administering and regulating the construction and alteration of any structures or buildings within the District as set forth under the procedures and criteria established in this Bylaw. In exercising its powers and duties hereunder, the Commission shall pay due regard to the distinctive characteristics of each building, structure and District area.

5.2 The Commission may adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the provisions of this Bylaw or M.G.L. Chapter 40C, setting forth such forms and procedures as it deems desirable and necessary for the regulation of its affairs and the conduct of its business, including requirements for the contents and form of applications for Certificates, fees, hearing procedures and other matters. The Commission shall file a copy of any such Rules and Regulations with the office of the Town Clerk.

5.3 The Commission, after a public hearing duly posted and advertised at least 14 days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation, may adopt and from time to time amend guidelines which set forth the designs for certain exterior architectural features which are, in general, suitable for the issuance of a Certificate. No such design guidelines shall limit the right of an applicant for a Certificate to present other designs to the Commission for approval.

5.4 The Commission shall at the beginning of each fiscal year hold an organizational meeting and elect a Chair, a Vice Chair and Secretary, and file notice of such election with the office of the Town Clerk.

5.5 The Commission shall keep a permanent record of its resolutions, transactions, decisions and determinations and of the vote of each member participating therein.

5.6 The Commission shall undertake educational efforts to explain to the public and property

owners the merits and functions of a District.

6. ALTERATIONS AND CONSTRUCTION PROHIBITED WITHOUT A

CERTIFICATE

6.1 Except as this Bylaw provides and when a building permit is required, no building or structure or part thereof within a District shall be constructed or altered in any way that affects the exterior architectural features as visible from a public way, unless the Commission shall first have issued a Certificate with respect to such construction and alteration, except that a Certificate shall be required in all cases when the construction or alteration involves a removal of an exterior architectural feature as visible from a public way.

6.2 No building permit for construction of a building or structure or for alteration of an exterior architectural feature as visible from a public way within a District and no demolition permit for demolition or removal of a building or structure within a District shall be issued by the Town or any department thereof until a Certificate as required under this Bylaw has been issued by the Commission.

7. PROCEDURES FOR REVIEW OF APPLICATIONS

7.1 Any person who desires to obtain a Certificate from the Commission shall file with the Commission an application for a Certificate of Appropriateness, of Non- Applicability or of Hardship, as the case may be. The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

7.2 The Commission shall determine within fourteen (14) days of the filing of an application for a Certificate whether said application involves any exterior architectural features which are within the jurisdiction of the Commission.

7.3 If the Commission determines that an application for a Certificate does not involve any exterior architectural features, or involves an exterior architectural feature which is not subject to review by the Commission under the provisions of this Bylaw, the Commission shall forthwith issue a Certificate of Non-Applicability.

7.4 If the Commission determines that such application involves any exterior architectural feature subject to review under this Bylaw, it shall hold a public hearing on the application, except as may otherwise be provided in this Bylaw. The Commission shall hold such a public hearing within forty-five (45) days from the date of the filing of the application. At least fourteen (14) days before said public hearing, public notice shall be given by posting in a conspicuous place in Town Hall and in a newspaper of general circulation in Amherst. Such notice shall identify the time, place and purpose of the public hearing. Concurrently, a copy of said public notice shall be mailed to the applicant, to the owners of all adjoining properties and of other properties deemed by

the Commission to be materially affected thereby all as they appear on the most recent real estate tax list, to the Planning Board, to any person filing a written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the Commission shall deem entitled to notice.

7.4.1 A public hearing on an application for a Certificate need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application for a Certificate may be waived by the Commission if the Commission determines that the exterior architectural feature involved, or its category, is so insubstantial in its effect on the District that it may be reviewed by the Commission without a public hearing. If the Commission dispenses with a public hearing on an application for a Certificate, notice of such application shall be given to the owners of all adjoining property and of other property deemed by the Commission to be materially affected thereby as above provided, and ten (10) days shall elapse after the mailing of such notice before the Commission may act upon such application.

7.5 Within sixty (60) days after the filing of an application for a Certificate, or within such further time as the applicant may allow in writing, the Commission shall issue a Certificate or a disapproval. In the case of a disapproval of an application for a Certificate, the Commission shall set forth in its disapproval the reasons for such disapproval. The Commission may include in its disapproval specific recommendations for changes in the applicant's proposal with respect to the appropriateness of design, arrangement, texture, material and similar features which, if made and filed with the Commission in a subsequent application, would make the application acceptable to the Commission.

7.6 The concurring vote of a majority of the members shall be required to issue a Certificate.

7.7 In issuing Certificates, the Commission may, as it deems appropriate, impose certain conditions and limitations, and may require architectural or plan modifications consistent with the intent and purpose of this Bylaw.

7.8 If the Commission determines that the construction or alteration for which an application for a Certificate of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the District, the Commission shall issue a Certificate of Appropriateness.

7.9 If the construction or alteration for which an application for a Certificate of Appropriateness has been filed shall be determined to be inappropriate and therefore disapproved, or in the event of an application for a Certificate of Hardship, the Commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial

detriment to the public welfare or to the district and without substantial derogation from the intent and purposes of this Bylaw. If the Commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the Commission shall issue a Certificate of Hardship.

7.10 The Commission shall send a copy of its Certificates and disapprovals to the applicant and shall file a copy of its Certificates and disapprovals with the office of the Town Clerk and the Building Commissioner. The date of issuance of a Certificate or disapproval shall be the date of the filing of a copy of such Certificate or disapproval with the office of the Town Clerk.

7.11 If the Commission should fail to issue a Certificate or a disapproval within sixty (60) days of the filing of the application for a Certificate, or within such further time as the applicant may allow in writing, the Commission shall thereupon issue a Certificate of Hardship Due to Failure to Act.

7.12 Each Certificate issued by the Commission shall be dated and signed by its Chair or such other person designated by the Commission to sign such Certificates on its behalf.

7.13 A person aggrieved by a determination of the Commission may, within twenty (20) days of the issuance of a Certificate or disapproval, file a written request with the Commission for a review by a person or persons of competence and experience in such matters, acting as arbitrator and designated by the Pioneer Valley Planning Commission (PVPC). The finding of the person or persons making such review shall be filed with the Town Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the Commission, unless a further appeal is sought in the Superior Court as provided in Chapter 40C, Section 12A. The filing of such further appeal shall occur within twenty (20) days after the finding of the arbitrator has been filed with the office of the Town Clerk.

8. CRITERIA FOR DETERMINATIONS

8.1 In deliberating on applications for Certificates, the Commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure; the general design, proportions, detailing, mass, arrangement, texture, and material of the exterior architectural features involved; and the relation of such exterior architectural features to similar features of buildings and structures in the surrounding area. The Commission shall be guided by the purpose of this Bylaw to preserve and protect exterior architectural features of the buildings and structures in the District as they exist at the time of the Bylaw's adoption.

8.2 In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the scale, shape and proportions of the building or structure both in relation to the land area upon which the building or structure is situated and in relation to buildings and structures in the vicinity. The

Commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.

8.3 When ruling on applications for Certificates on solar energy systems as defined in Section 1A of Chapter 40A, the Commission shall consider the policy of the Commonwealth of Massachusetts to encourage the use of solar energy systems and to protect solar access.

8.4 The Commission shall not consider interior arrangements or architectural features not subject to public view from a public way.

9. EXCLUSIONS

9.1 The Commission shall exclude from its purview the following:

9.1.1 Temporary buildings, structures or signs subject, however, to conditions pertaining to the duration of existence and use, location, lighting, removal and similar matters as the Commission may reasonably specify.

9.1.2 Terraces, walks, driveways, sidewalks and similar structures, provided that any such structure is substantially at grade level.

9.1.3 Storm windows and doors, screen windows and doors, and window air conditioners.

9.1.4 The color of paint.

9.1.5 The color of materials used on roofs.

9.1.6 Signs of not more than two (2) square feet in display area in-connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than six (6) square feet in display area, consists of letters painted on wood without symbol or trademark and if illuminated is illuminated indirectly.

9.1.7 The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

9.2 Upon request the Commission shall issue a Certificate of Non-Applicability with respect to construction or alteration in any category not subject to review by the Commission in accordance with the above provisions.

9.3 Nothing in this Bylaw shall be construed to prevent the ordinary maintenance, repair or

replacement of any exterior architectural feature within a District which does not involve a change in design, material or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of this Bylaw.

10. CATEGORICAL APPROVAL

The Commission may determine from time to time after a public hearing, duly advertised and posted at least fourteen (14) days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation in Amherst, that certain categories of exterior architectural features, structures or buildings under certain conditions may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of this Bylaw.

11. ENFORCEMENT AND PENALTIES

11.1 The Commission shall determine whether a particular activity is in violation of this Bylaw or not, and the Commission shall be charged with the enforcement of this Bylaw.

11.2 The Commission, upon a written complaint of any resident of Amherst, or owner of property within Amherst, or upon its own initiative, shall institute any appropriate action or proceedings in the name of the Town of Amherst to prevent, correct, restrain or abate violation of this Bylaw. In the case where the Commission is requested in writing to enforce this Bylaw against any person allegedly in violation of same and the Commission declines to act, the Commission shall notify, in writing, the party requesting such enforcement of any action or refusal to act and the reasons therefore, within twenty one (21) days of receipt of such request.

11.3 Whoever violates any of the provisions of this Bylaw shall be punishable by a fine of up to \$300.00 for each offense. Each day during any portion of which such violation continues to exist shall constitute a separate offense.

11.4 The Commission may designate the Building Commissioner or other qualified staff of the Town of Amherst to act on its behalf and to enforce this Bylaw under the direction of the Commission.

12. VALIDITY AND SEPARABILITY

The provisions of this Bylaw shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Bylaw shall continue to be in full force and effect.

13. APPENDICES

Appendix 1: Dickinson Local Historic District

The Dickinson Local Historic District shall be a District area under this Bylaw. The location and boundaries of the Dickinson Local Historic District are defined and shown on the Local Historic District Map of the Town of Amherst, Sheet 2010-1, dated 2/17/2012, which is a part of this

Bylaw. Sheet 1 is based on the current land records used by the Town Assessor. The delineation of the District area boundaries is based on the parcel boundaries shown therein, except as otherwise apparent on Sheet 1.

10. HISTORIC DISTRICT COMMISSION RULES AND REGULATIONS

1. GENERAL RULES; JURISDICTION

The Historic District Commission ("the Commission") shall be governed by the Historic District Bylaw of the Town of Amherst (the "Bylaw"), and by Chapter 40C of the General Laws of Massachusetts, as amended. The Town's jurisdiction in regard to the Bylaw shall be delineated on the official Local Historic District Map of the Town of Amherst, on file in the Amherst Town Clerk office, Planning Department office, the Hampshire County Registry of Deeds and at the Massachusetts Historical Commission.

The Commission has adopted these Rules and Regulations under the authority of Section 5.2 of the Bylaw, which authorizes the Commission to adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the Bylaw.

2. MEETINGS OF THE COMMISSION; RECORDS

Regular Meetings of the Commission generally shall be held on the first Monday of each month at 3:00pm in Town Hall or at such other dates and times as the Commission shall determine hereafter. Notice of the date, time, and location of all meetings shall be posted in the Town Hall at least 48 hours prior to their scheduled time. A quorum of four members is required for the Commission to conduct any business and to vote on all matters.

Special Meetings of the Commission may be held at the call of the Chair or at the request of two members. Notice of Special Meetings shall be posted as above.

Cancellation of Meetings. If there is no Commission business to conduct, the Chair may dispense with a meeting by giving notice to all members and alternate members and by posting a notice of the cancellation in Town Hall.

Certificates shall be recorded with the Town Clerk within 60 days of the receipt of an application for a certificate. In addition copies of the Certificate will be sent to the property owner and placed in the Commission's files. Copies of all Certificates of Appropriateness will be sent to the Building Commissioner.

3. CHANGES REQUIRING COMMISSION APPROVAL

3.1 Changes not requiring Commission approval.

Construction and alterations not requiring a building permit may be undertaken without applying for a certificate from the Commission, unless such construction or alteration would remove an exterior architectural feature.

Before undertaking any construction or alterations as to which there is any doubt whether approval is required as to the jurisdiction of the Commission, the owner or applicant should contact the Amherst Building Commissioner (the “Building Commissioner”) or a designated person in the Town Planning Department. Applicants may also contact the Commission by e-mail or through the Building Commissioner.

3.2 Changes Requiring Commission Approval

Most changes in the exterior appearance of a building or site located within the District require that the Commission issue a Certificate of Non-Applicability, a Certificate of Appropriateness, or a Certificate of Hardship.

3.2.1 Before any work begins, the Building Commissioner shall determine pursuant to Section 7.8 of the Bylaw whether the application is “not subject to review of the Commission” based on Sections 6, 9, and 10 of the Bylaw. The Building Commissioner shall make this determination and issue a Certificate of Non-Applicability on behalf of the Commission within five (5) business days following the filing of an application that is “not subject to review of the Commission.” All such actions by the Building Commissioner shall be reported to the Commission at its next meeting.

3.2.2 Each application requiring Commission approval shall be upon a form to be designated by the Commission and accompanied by such plans, elevations, photographs, specifications, material and other information as may be deemed necessary by the Commission. To avoid incomplete applications with attendant delays, applicants are required to schedule an appointment with the Building Commissioner and Town Planning Department staff at which time the application will be reviewed for completeness and accepted for filing if complete. There are no filing fees for any application to the Commission.

3.3 Hearing Procedures

The Commission shall consider applications in the order of their receipt. An applicant may appear in person or by agent at the Commission hearing. Review of an application at a public hearing shall generally be conducted according to the following procedure:

1. The chair opens the public hearing, explaining the procedures of the Commission and the legal framework under which the Commission is acting, including other Town laws or procedures relevant to the application.
2. The applicant or his or her representative presents the application.
3. Questions by Commission members, coordinated by the Chair.
4. Comments by members of the public.
5. Opportunity for the applicant to make a summation statement.
6. Close of the evidentiary part of the public hearing, or, if necessary, continuation of the hearing to a date and time certain.

7. After the evidentiary part of a public hearing is closed, the Commission deliberates on the application, with further input from the applicant or members of the public received only on request.
8. After the Chair states findings under the governing Bylaw provisions and the Commission's Rules and Regulations, the Commission votes whether to issue a Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship. The Commission may continue the deliberative part of the public hearing, or it may request that the application be withdrawn or revised.

3.4. Site Visits

The Commission shall view all properties that come before it by application, unless the Building Commissioner has determined to issue, or recommend that the Commission issue, a Certificate of Non-Applicability, in which case the Chair may waive a site visit. The purpose of a site visit is to observe and inspect exterior architectural features, subject to an application to the Commission in relation to similar features of buildings or structures in the surrounding area. Applicants shall be notified of the site visit and should be prepared to meet with the Commission at the site. Testimony shall not be taken at the site visit.

3.5 Issuance of Certificates of Appropriateness

The Commission shall follow all the procedures for review of applications contained in Section 7 of the Bylaw. If a public hearing is required under Section 7.4 of the Bylaw, all the costs of notifying owners of all adjoining properties and other town officials and publishing public notices shall be paid by the applicant. Pursuant to Section 7.13 of the Bylaw, in addition to an aggrieved person's right to appeal an adverse decision to the Hampshire Superior Court, such person may first seek review by an arbitrator designated by the Pioneer Valley Regional Planning Commission.

3.6 Duration of Certificates of Appropriateness

A Certificate of Appropriateness shall remain valid for work commenced within a period of one year from the date of its issuance. If at the end of the year the work has not been commenced and prosecuted with due diligence, the Certificate shall expire and be of no further effect. Before the date of expiration, however, the applicant may file a request for an extension of time. At its discretion, the Commission may grant, in writing, one or more extensions of the Certificate for periods not exceeding ninety days each. A new owner who wishes to continue the authorized work must apply to the Commission for a transfer of the Certificate to his or her name.

3.7 Guidelines for Decisions

In administering the Bylaw the Commission and the Building Commissioner may be guided by the current versions of such Town of Amherst documents as the Preservation Plan, the Master Plan, the Design Review Board Handbook, the Zoning Bylaw and any other land use Bylaws of the Town. As to all procedural matters not covered in these Rules and Regulations, those of the Zoning Bylaw shall apply.

As to the features of all buildings deemed by the Commission to be significant to the history of the Town of Amherst, the Commission may also be guided in part by various technical publications issued from time to time by Federal and State entities and other organizations concerned with the preservation and protection of historic buildings. These publications may include the Massachusetts Historical Commission's Preservation Planning Manual, the Massachusetts Historical Commission's Massachusetts State Historic Preservation Plan, the National Park Service's Historic Buildings Preservation Briefs, and the US Department of Commerce's Preservation Tech Note.

3.8 Public Meetings

Public meetings shall be conducted in accordance with the Commonwealth of Massachusetts Open Meeting Law, MGL 30A, §§ 18-25. Notice for each meeting shall be filed with the Town Clerk and publicly posted on the Town's website at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Public meetings, while open to the public, are not public hearings. Applications for Certificates of Appropriateness are heard in public hearings described in Section 3.3.

Business conducted at public meetings shall include:

- Review of changes in approved site plans, elevations, etc. to determine whether such changes are substantially in accordance with plans, etc. approved by the Commission in approving the issuance of a Certificate of Appropriateness.
- Administrative meetings of the Commission.

4. Enforcement and Penalties

The Commission shall have all the legal remedies available to it under Chapter 40C of the General Laws of Massachusetts, including the remedies listed in Section 11 of the Bylaw.

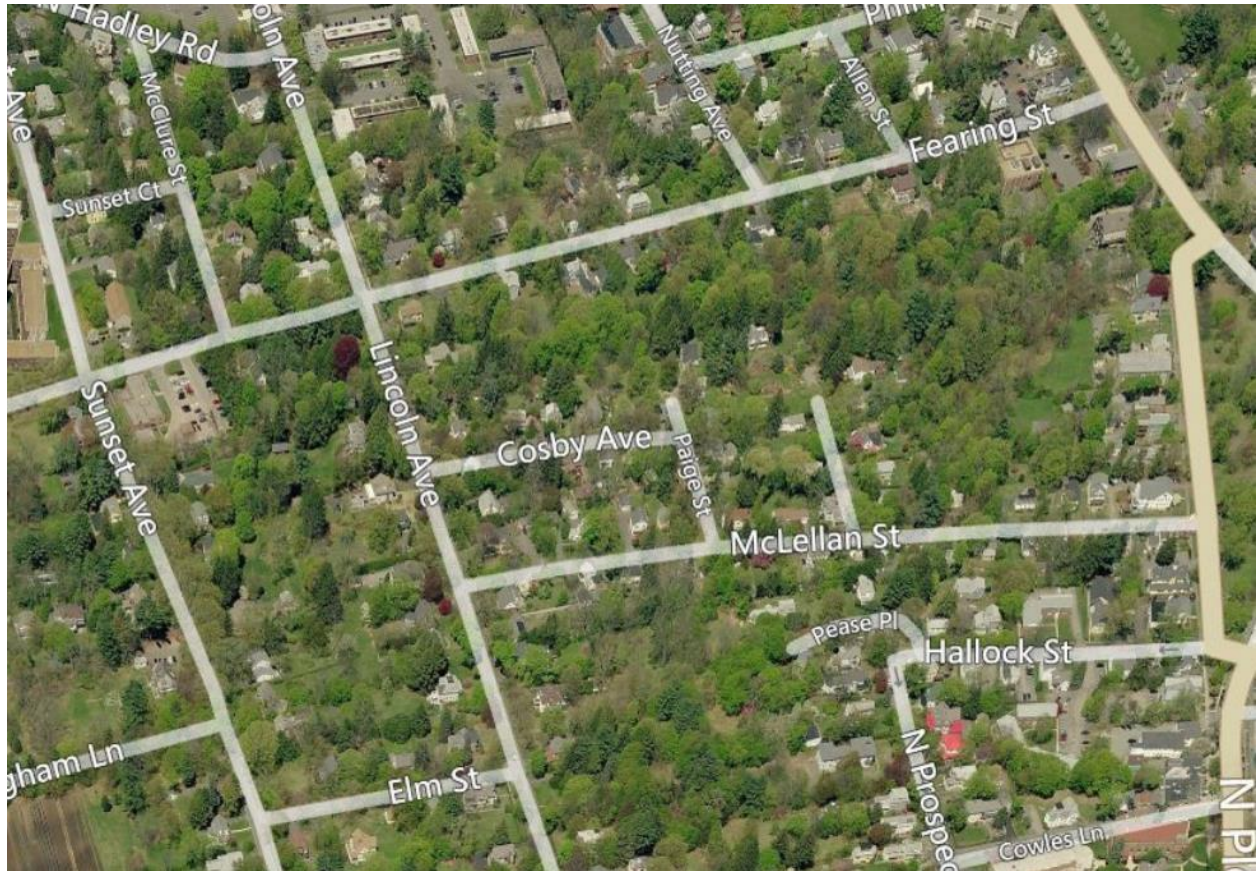
The date of adoption of these Rules is April 29, 2013

These Rules and Regulations of the Historic District Commission may be amended by an affirmative vote of not less than four members of the Commission, provided that such amendment shall have first been presented in writing at a meeting preceding that at which the vote is taken. The Commission shall file a copy of any such amendments with the Town Clerk.

Amended:

November 18, 2013, Approved December 16, 2013

11. IMAGES—CHARACTER OF PROPOSED DISTRICT



Oblique aerial image looking north into central area of proposed district

Image source: Bing maps



Lincoln Ave looking north
Image Source: Google Streetview



McClellan Street looking west



Cosby Ave. looking west



Sunset Ave. looking south



North prospect looking south

APPENDIX A—Bibliography

Maps from the Jones Library Special Collections:

- 1833. Map of Amherst, Alonzo Gray and Charles B. Adams, Amherst College, Pub. By Pendleton's Lithography, Boston, 1833.
- 1854. Map of Hampshire County, MA., Philidelphia, 1854.
- 1873. County Atlas of Hampshire, MA., New York, F. W. Beers, 1873.
- 1928. Map of the Cosby Lots Land of E. Y. Cosby, Amherst, MA. Surveyed by F.C. Moore, Map No. 16591/2 Hampshire County Registry of Deeds, April, 1928.

Maps from the W. E. B. Debois Library at the University of Massachusetts at Amherst (Map Collection):

- 1860. Map of Amherst, South Amherst, and Mill Valley, Walling (?), 1860.
- 1896. Map of the Town of Amherst, A. B. Sparrow and Co., Shirley, MA., Pub. By George Walker and Co. Lithography. 1896.
- 1912. Map from the U.S. Geological Survey of Amherst. 1912

Historical Documentation from the Jones Library Special Collections:

- Transcript of Interview with Ruth Goodwin. James Smith and Mary Commager. 1983.
- John Lovell Collection (1825-1903)- Photographs of Amherst.
- Edgar Scott Postcard Collection (1857- 1940)- Ephemera of Amherst.
- Lincoln Barnes Collection (1920- 1955)- Photographs of Amherst.
- Annual Reports of the Town of Amherst (1876- 1885).
- Amherst Town Directories. 1869, 1873, 1879, 1895, 1905.
- Wm. Brown Scrapbook- articles by him in the Springfield Sunday Republican 1905-1911 (vol. I and III), and in the Amherst Record 1945-1947 (vol. III).
- Babiarz, Jennifer. "To Become White: Racial identity in an Irish and African American Community in Amherst." Senior Honors Thesis for the Univ. of Mass. at Amherst. May, 1998.
- Regan, Alycia Catherine. "An Untold Story." April 8, 1994. (Complete Format- fr. Ed?)
- Wilfert, Ed. "North Pleasant, McClellan, Beston, and Paige Streets- The Curragh." 2016. (Complete Format- fr. Ed??)

Other Primary Sources:

- Hampshire County Registry of Deeds, Northampton, MA.
- United States Census Bureau, Federal Census Schedules for Amherst, 1840- 1910.
- National Register of Historic Places Registration Form; "Lincoln-Sunset Historic District." Pioneer Valley Planning Commission with Betsy Friedberg, N. R. Director. December, 1992.
- National Register of Historic Places Registration Form; "Prospect-Gaylord Historic District." Pioneer Valley Planning Commission with Betsy Friedberg, N. R. Director. December, 1992.

Other Secondary Sources:

- Carpenter, Edward W. and Charles Morehouse. "The History of the Town of Amherst," Amherst, 1896.
- Francis, Robert. "We Fly Away." Swallow Press and William Morrow and Co., 1948.

APPENDIX B—NEIGHBORHOOD SURVEY AND RESULTS

April 28, 2016

Dear Property Owner,

The North Prospect-Lincoln-Sunset Local Historic District Study Committee wants your input. As you may or may not know, due to strong interest generated by residents, a proposed Local Historic District (LHD) that includes much of the area between North Pleasant Street, Sunset Avenue, Fearing and Amity Streets is currently under consideration. Since December 2014, a Study Committee has been researching and documenting properties, including yours, throughout the neighborhood for the possible creation of an LHD.

The North Prospect-Lincoln-Sunset area is one of the oldest in town. In the late 1980's and early 1990's, thanks to the good work and tremendous efforts of the Historical Commission, much of the neighborhood currently under consideration was placed on the National Register of Historic Places in the Lincoln-Sunset and the Prospect-Gaylord National Register Districts. Our proposed LHD encompasses slightly over 200 properties, many of which are architectural gems, spanning the late 1700's to the early 1900's in a spectacular blend of intact examples of Colonial Revival, Craftsman, Queen Anne, Italianate, Neoclassical, Gothic Revival, Four Square and Victorian styles.

In addition to its architectural significance, the proposed North Prospect-Lincoln-Sunset LHD reflects and encapsulates Amherst's intellectual, social and economic development between the Civil War and the Great Depression eras. Of the eight stops on the UMass online walking literary tour of Amherst, developed by the Historical Commission and UMass, four are within the proposed LHD borders. Pulitzer-prize winning poet Robert Frost and biographer Ray Stannard Baker, early feminist Mary Heaton Vorse and beloved children's writer Norton Juster ("The Phantom Tollbooth") penned many of their classics in the neighborhood. Chief Justice of the United States Supreme Court Harlan Fiske Stone and author Eugene Field ("Wynken, Blynken and Nod") roamed its gracious, leafy streets as boys. Cosby Avenue, Paige, McClellan and Beston Streets were among the first racially mixed blocks in all of New England. Many of Amherst's oldest names – Boltwood, Goodwin, Jones, Hastings, Dickinson – made their homes in our neighborhood.

So what is a Local Historic District (LHD) and what are its benefits? Unlike a national designation, LHDs offer real, tangible forms of protection for the preservation of historic structures and communities. There are more than 200 LHDs in over 120 towns and cities across Massachusetts. They can be as small as a single property or include hundreds of them. The Provincetown LHD contains almost 1,000 properties. The average LHD is around 100 properties. The entire island of Nantucket is an LHD. Amherst has one – the Dickinson LHD – 39 properties situated in the vicinity of the Dickinson Museum, which encompasses the entire Dickinson National Register District.

In an LHD, proposed changes to exterior architectural features visible from a public way are reviewed by a locally appointed Historic District Commission. There is no review of interior features. A variety of exterior features are usually exempt from review, such as paint color, air-conditioning units, and storm doors. It doesn't mandate maintenance of properties. And it does not prevent development or rental conversions.

So what does an LHD do? An LHD prevents demolition of noteworthy structures without adequate review or means of recourse. It ensures that renovations and new structures are in keeping with the

prevailing, existing architectural character and standards of the immediate neighborhood. According to a publication on LHDs by the Massachusetts Historical Commission, property values in LHDs stay the same or increase at a faster rate than those in similar, non-LHD areas, another very real benefit to the neighborhood and town at large.

Designating an LHD is a long and involved process, requiring approval by the Massachusetts Historical Commission, the Amherst Select Board and Planning Board, a two-thirds majority vote at Town Meeting, and approval by the state's Attorney General. The monthly meetings of the Study Committee are open to the public. The process involves open hearings, at which affected property owners can voice their concerns and questions. For further information, see the enclosed FAQs.

We have also enclosed a brief survey. Please take a few minutes to express your thoughts on the prospect of an LHD and return it to the Study Committee by Thursday, May 12th in the envelope provided, or complete the form online on the town website: <http://www.amherstma.gov/FormCenter/Committee-Forms-3/North-ProspectLincolnSunset-LHD-Study-Co-123>. We are also enclosing a draft of the inventory form being compiled about your property (it's a working document, so kindly excuse any internal notes). Please review this form and provide corrections as well as copies of photographs, documents and any additional information you might want to share and wish to have included. You can also contact Nate Malloy, staff liaison to the committee, by email (malloyn@amherstma.gov) or phone (413)259-3322.

Thank you for your time. We look forward to hearing from you.

Sincerely,

North Prospect-Lincoln-Sunset LHD Study Committee
Steve Bloom, Chair
Suzannah Fabing, Vice Chair
Maurianne Adams
William Gillen
Philip Shaver
Ann Sutliff
Ed Wilfert

Enclosure:

- FAQs
- Survey
- Map of proposed district
- Draft inventory form
- Return envelope

North Prospect-Lincoln-Sunset LHD Study Committee Questionnaire

Please fill out the survey below. Feel free to add comments. We value your input.

Name (Optional): _____

House Address (Optional): _____

Email Address (Optional): _____

1. Do you think your neighborhood is historically significant?

YES___ NO___

2. Do you think the character of your neighborhood should be preserved?

YES___ NO___

3. Are you concerned about recent demolitions and changes to the neighborhood?

YES___ NO___

4. Overall, do you support the idea of an LHD in your neighborhood?

YES___ NO___ NOT SURE___

5. According to existing state law, routine maintenance, repair, landscaping and changes not visible from a public way are exempt from review. What other features should be exempt?

6. Please include other comments, questions or concerns you have in the space below:

Thank you for taking the time to complete this questionnaire. Please use the enclosed envelope to send to:

**Nathaniel Malloy, Planning Department
Town Hall, 4 Boltwood Avenue
Amherst, MA 01002**

Please return by May 12, 2016. The results will be compiled and released to the public at a meeting on Thursday, May 26 at 7 pm in the Town Room, Town Hall.

Lincoln Sunset Local Historic District Study Committee

Results of Property Owner Survey - May 2016

218 Total Properties

200 Unique Property Owners

57 Responses

1. Do you think your neighborhood is historically significant?

49 YES

7 NO

1 Blank

2. Do you think the character of your neighborhood should be preserved?

51 YES

5 NO

1 BLANK

3. Are you concerned about recent demolitions and changes to the neighborhood?

39 YES

13 NO

1 NOT SURE

4 BLANK

4. Overall, do you support the idea of a Local Historic District in your neighborhood?

44 YES

7 NO

5 NOT SURE

1 BLANK

5. According to existing state law, routine maintenance, repair, landscaping and changes not visible from a public way are exempt from review. What other features should be exempt?

Answers included: landscaping, solar panels, paint color, work for health and safety, handicap ramps, air conditioners

6. Please include other comments, questions or concerns you have. Thank you.

- Sidewalks and other public amenities need to be fixed
- Will this create a tax burden and/or regulatory burden for property owners?
- Does this address parking (i.e. parking on lawns)?
- Can this prevent conversion to student rentals?
- Thanks for the good work

APPENDIX C—FREQUENTLY ASKED QUESTIONS

FREQUENTLY ASKED QUESTIONS:

What is a Local Historic District (LHD)?

LHDs offer real, tangible forms of protection for the preservation of historic structures and communities. There are over 200 LHDs in over 120 towns and cities across Massachusetts. They can be as small as a single property or include hundreds of them. The Provincetown LHD contains almost 1,000 properties. The average LHD is around 100 properties. The entire island of Nantucket is an LHD. Many smaller towns than Amherst have multiple LHDs. Currently, Amherst has one – the Dickinson LHD -- 39 properties situated in the vicinity of the Dickinson Museum, including properties in the Dickinson National Register District.

In an LHD, any proposed change to exterior architectural features visible from a public way that would require a Town building permit is reviewed by the locally appointed Historic District Commission. There is no review of interior features. Also, a variety of exterior features are usually exempt from review, such as paint color, air-conditioning units, fences, storm doors and windows. The addition of solar panels is encouraged and not restricted. An LHD doesn't mandate maintenance of properties. And it DOESN'T prevent new building, development or rental conversions.

What are the benefits of an LHD?

An LHD prevents demolition of noteworthy structures without adequate review. It ensures that renovations and new structures are in keeping with the prevailing, existing architectural character and standards of the overall neighborhood and surroundings, while encouraging creative new design that is consistent in size or dimensions with other buildings in the neighborhood.

How does an LHD affect property values?

According to a publication on LHDs by the Massachusetts Historical Commission, property values in LHDs stay the same or increase at a faster rate than those in similar, non-LHD designated areas.

If my neighbors and I already maintain the historic character of our properties, why do we need an LHD?

By having an LHD, you can be assured that a NEW property owner across the street or next door also maintains the historic character of the neighborhood.

I thought that we were already in a historic district?

Some of the buildings in the LHD (mainly on Lincoln, Sunset and Amity streets) are listed on the National Register of Historic Places as part of two National Register

Districts. However, the National Register is an honorary designation and offers only minimal protection from construction using state or federal funds. By passing a Local Historic District, the historic and architectural character of our neighborhood based on its social, cultural and demographic history, can be better protected.

How is an LHD created?

If there is strong interest in an LHD within a neighborhood, the town Select Board appoints a Study Committee to investigate the local district designation further. The Study Committee holds public meetings, seeks public input, researches the history of the area and prepares a report on its findings. The final step is passage of a historic district bylaw by a two-thirds majority at Town Meeting.

If my house is included in the LHD, does that mean I have to make it look more historic?

No, you maintain the current look of your house as long as you would like. Again, an LHD only reviews proposed changes to exterior architectural features visible from a public way in order to maintain a consistent and coherent streetscape in the LHD. Routine maintenance of your property is exempt from review.

Who are members of the LHD Commission?

A local bylaw describes specifically how the Select Board makes appointees to the LHD Commission, usually consisting of local architects, realtors, residents and property owners of the district.

Does this mean that I can't paint my house any color I want?

No. You can paint your house any color you choose.

If my house was located in an LHD and I was constructing an addition that is visible from a public way, what would I have to do?

During the process of acquiring the building permit for your addition, you would also apply for a certificate of appropriateness from the LHD Commission. The Commission then holds a public hearing and reviews your proposed plans in terms of the existing character of the LHD. If the addition is appropriate within the overall LHD, the Commission issues a certificate which you present to the Building Inspector to get your building permit. The Commission may recommend modifications to your project.

APPENDIX D— NEIGHBORHOOD MAILING FOR THE SECOND PUBLIC HEARING

**North Prospect-Lincoln-Sunset
Local Historic District Study Committee
Town Hall
4 Boltwood Avenue
Amherst, MA 01002**

ANNOUNCEMENT OF PUBLIC HEARING ON THURSDAY, MARCH 16, 2017, AT 6:30 PM IN THE TOWN ROOM AT TOWN HALL

February 21, 2017

Dear Neighbors,

The Study Committee for our proposed Local Historic District (LHD) – which includes the neighborhood bordered by at Tan Brook to the east, Fearing Street to the north, Sunset Street to the west, and Amity Street to the south – will be holding a second Public Hearing on March 16, 2017, at 6:30 pm in the Town Room at Town Hall. This is an opportunity for you to ask questions, voice concerns – and show support.

After more than two years of research on over 200 properties, the Committee is pleased to announce that our proposed LHD, in accordance with state law, has been endorsed by the Massachusetts Historical Commission, the Amherst Planning Board and the Amherst Historic Commission. With your continued input, we are now preparing to take the LHD proposal to Spring Town Meeting, where it will require a 2/3's vote to be adopted.

As many of you know, the idea for this Local Historic District began with neighborhood residents. We initiated the idea in 2012, the Study Committee was formed in 2014, and we completed our research in November 2016. Our 600 plus page Study Report thoroughly documents the social, cultural, economic and architectural history of this vibrant, culturally diverse, mixed-race and mixed-class community that emerged in the neighborhood bordered to the north by the (then new) UMass campus and to the south by the Amherst business downtown. Many of you have provided written and oral documentation and participated in our collaborative research at the Jones Library Special Collections and other archives. Your many contributions enabled us to develop the “story” of our houses and community.

If you wish to see the report and/or the latest inventory form with the history of your own property, you will find them on the Study Committee's link of the town website.

<https://www.amherstma.gov/1906/Lincoln-Sunset-LHD-Study-Committee>

For your further information, we've enclosed a list of FAQs about what LHD's can do and cannot do. We have also enclosed a list of the many other LHDs throughout Massachusetts.

We appreciate and thank you for your interest, support and encouragement of this ongoing project. We look forward to talking with you at the Public Hearing on Thursday, March 16, 2017, at 6:30 PM.

Sincerely,

Steve Bloom, Chair
Maurianne Adams
Suzannah Fabing
Bill Gillen
Philip Shaver
Ann Sutliff
Ed Wilfert
Lincoln-Sunset LHD Study Committee

APPENDIX E— BUILDING INVENTORY